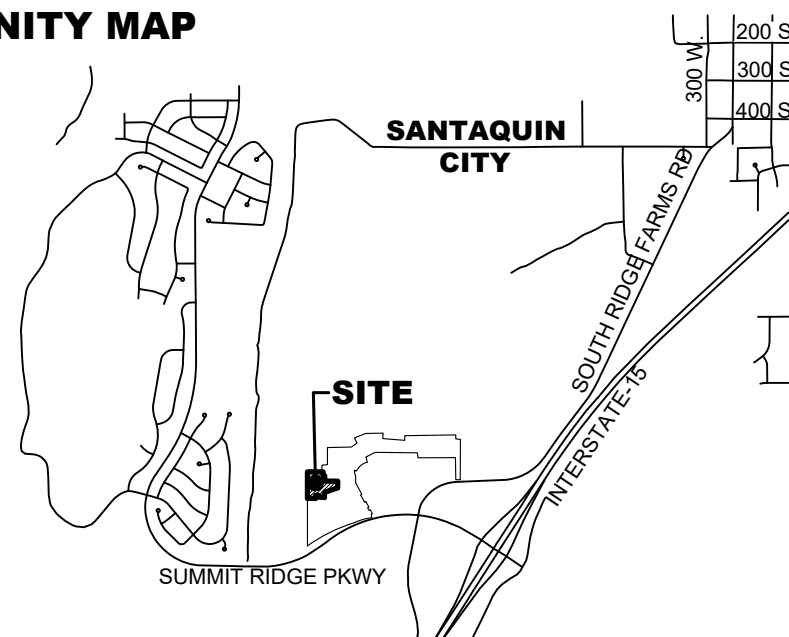


SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH COUNTY, UTAH



ENGINEERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

SHEET 101	COVER	SHEET 411	MAGNOLIA DRIVE P&P
	PLAT	SHEET 601	DETAILS
SHEET 201	UTILITY PLAN		
SHEET 202	UTILITY PLAN		
SHEET 301	GRADING PLAN		
SHEET 302	GRADING PLAN		
SHEET 401	HARVEST DRIVE P&P		
SHEET 402	HARVEST DRIVE P&P		
SHEET 403	OAKDALE DRIVE P&P		
SHEET 404	OAKDALE DRIVE P&P		
SHEET 405	UTE DRIVE P&P		
SHEET 406	UTE DRIVE & PUMPKIN DRIVE P&P		
SHEET 407	HIDDEN SPRING DRIVE P&P		
SHEET 408	HIDDEN SPRING DRIVE P&P		
SHEET 409	PATCHWORK DRIVE P&P		
SHEET 410	MAGNOLIA DRIVE P&P		

ZONE	PC (PLANNED COMMUNITY)
TOTAL AREA	7.98 ACRES±
TOTAL OPEN SPACE	1.43 ACRES±
TOTAL ACRES IN ROADS	3.20 ACRES±
TOTAL AREA IN LOTS	2.39 ACRES±
TOTAL UNITS:	97 UNITS
TOWN HOMES	97 UNITS
DENSITY	12 UNITS/ACRE
REQUIRED PARKING (PLATS A, B, C & D)	
TOWN HOMES (330x2)	660 STALLS
GUEST PARKING	90 STALLS
TOTAL PARKING REQUIRED	750 STALLS
PROVIDED PARKING (PLATS A, B, C & D)	
TOWN HOMES W/ DOUBLE GARAGE	0 STALLS
TOWN HOMES W/ SINGLE GARAGE (330X1)	330 STALLS
EXTERIOR PARKING	333 STALLS
TOTAL PARKING PROVIDED	832 STALLS

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO SANTAUQUIN CITY STANDARDS AND SPECIFICATIONS.
2. PROJECT VERTICAL DATUM: ELEVATION 4892.19 ON THE 1933 G.L.O. TYPE MONUMENT AT THE NORTHEAST CORNER OF SECTION 15, T10S, R1E, S1L&A M. AS PUBLISHED BY THE UTAH COUNTY SURVEYOR.
3. ALL SPEED & TRAVEL REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTIQUIN CITY DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
4. ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT DATED AUGUST 8, 2019 PREPARED BY GEOSTRATA FOR THE SUMMIT RIDGE TOWNHOMES MUST BE FOLLOWED.
5. 18" MIN. VERTICAL SEPARATION BETWEEN CW AND PI, SD OR SS AT ALL CROSSINGS. CW TO HAVE 4" MIN COVER AS PER CITY STANDARD.
6. NOTE TO DEVELOPERS AND GENERAL CONTRACTORS: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS PROJECT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTIQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTIQUIN CITY STANDARDS.
7. CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITIES STUBBED INTO PROPERTY. CONTRACTOR TO NOTIFY ENGINEERING OF ANY DISCREPANCIES BETWEEN CONSTRUCTION DRAWINGS AND ACTUAL FIELD CONDITIONS.
8. ALL SEWER MANHOLE LIDS IN BROOKSIDE DRIVE AND HARVEST VIEW DRIVE SHALL BE GATED TO REDUCE INFILTRATION.
9. ALL OPEN SPACE SHALL SERVE AS A PUBLIC UTILITY EASEMENT AND SHALL BE MAINTAINED BY THE HOA.
10. ALL PRIVATE ROADS SHALL HAVE RED CURBS & GUTTERS AND "NO PARKING" SIGNS TO PREVENT ALL STREET PARKING IN THESE AREAS.
11. PI DRAINS TO BE PROVIDED AT ALL TRUE LOW POINTS IN THE PI SYSTEM.
12. SHALLOW SEWER DEPTHS EXIST IN THIS PHASE. CONTRACTOR TO VERIFY SEWER LATERAL DEPTH PRIOR TO HOWE CONSTRUCTION. SOME UNITS MAY REQUIRE EJECTOR PUMPS.
13. PI AND WATER LINES TO BE P.V.C. UNLESS NOTED OTHERWISE. SANITARY SEWER TO BE SDR-35 UNLESS NOTED OTHERWISE.
14. ALL PARKING STALLS ASSOCIATED WITH THE PROJECT ARE TO BE MAINTAINED BY THE HOA.

LEGEND	
EXISTING	PROPOSED
---	BOUNDARY LINE
- - - -	STREET CENTERLINE
----	SEWERMANHOLE
-----	LOT LINES
EX SS	SEWER LINE
(S)	SEWER MANHOLE
	SEWER SERVICE
EX SD	STORM DRAIN PIPE (RCP)
	STORM DRAIN MANHOLE
	CURB INLET
[]	COMBO BOX
[]	4"x4" CATCH BASIN
[]	3"x3" CATCH BASIN
EX W	INLET/OUTLET W/ GRATE
	CULINARY WATER PIPE
	45° PIPE ELBOW (W)
	11.25" PIPE ELBOW (W)
	22.5° PIPE ELBOW (W)
	FIRE HYDRANT
	SERVICE & METER (W)
	PRV (W)
	AIR-VAULT VALVE (W)
	BLOW-OFF (W)
	TEMP. BLOW-OFF (W)
	VALVE (W & SW)
	TEE
	CROSS
EXP R	PRESSURIZED IRRIGATION
	45° PIPE ELBOW (PI)
	11.25° PIPE ELBOW (PI)
	22.5° PIPE ELBOW (PI)
	SINGLE SW SERVICE
	DUAL SW SERVICE
	AIR-WA VALVE (PI)
	BLOW-OFF (SW)
	TEMP. BLOW-OFF (PI)
	STOP SIGN
	STREET SIGN
	MONUMENT
X	FENCE
X	STREET LIGHT
	POWER POLE
	DITCH
EX FO	FIBER OPTIC
EX GAS	GAS
	OVERHEAD POWER
→	FLOW ARROW
~~~~~	CONTOURS

DR HORTON  
12351 S. GATEWAY PARK PLACE  
DRAPER, UTAH 84020  
(801) 571-7101

LEI CONSULTING ENGINEERS  
3302 NORTH MAIN  
SPANISH FORK, UTAH 84660  
(801)798-0555

**PROJECT NAME**  
SUMMIT RIDGE TOWNS

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:  
**2019-0081**

DRAWN BY:

DESIGNED BY:

**SCALE:**

DATE: _____

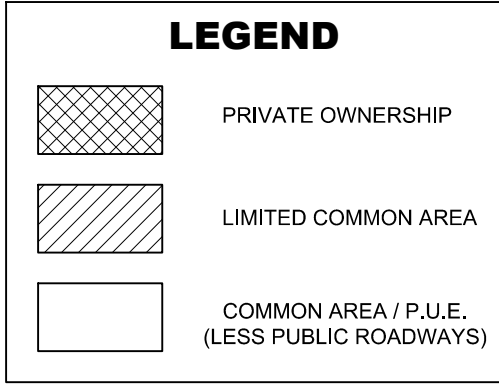
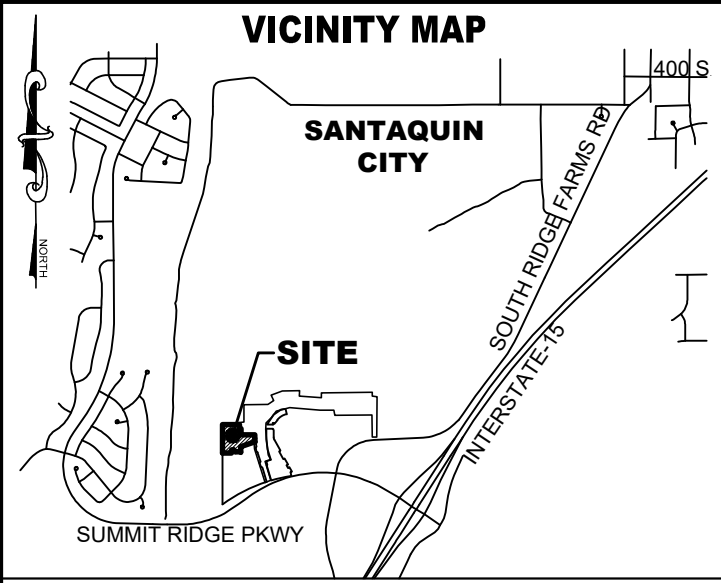
**SHEET**

101

NOT FOR  
CONSTRUCTION

**SUMMIT RIDGE TOWNS - PLAT D**  
**SANTAQUIN, UTAH COUNTY, UTAH**

# COVER



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N43°07'38"W	29.26
L2	N0°00'00"W	12.00
L3	N0°00'00"W	12.00
L4	S53°07'48"W	25.00
L5	S45°43'31"E	27.93
L6	N12°59'41"W	26.68
L7	S12°59'41"W	26.68
L8	S0°00'00"E	12.00
L9	S34°43'46"W	35.11
L10	S79°52'31"E	28.44
L11	N90°00'00"E	13.40
L12	N71°59'28"E	26.58
L13	N79°28'06"W	27.27
L14	N90°00'00"W	12.00
L15	S78°54'01"W	25.97
L16	S78°54'01"E	25.97
L17	N90°00'00"E	12.00
L18	N79°26'06"E	27.27
L19	N74°57'24"E	19.27
L20	N90°00'00"E	12.00
L21	S90°00'00"E	12.00
L22	S16°41'56"E	20.88

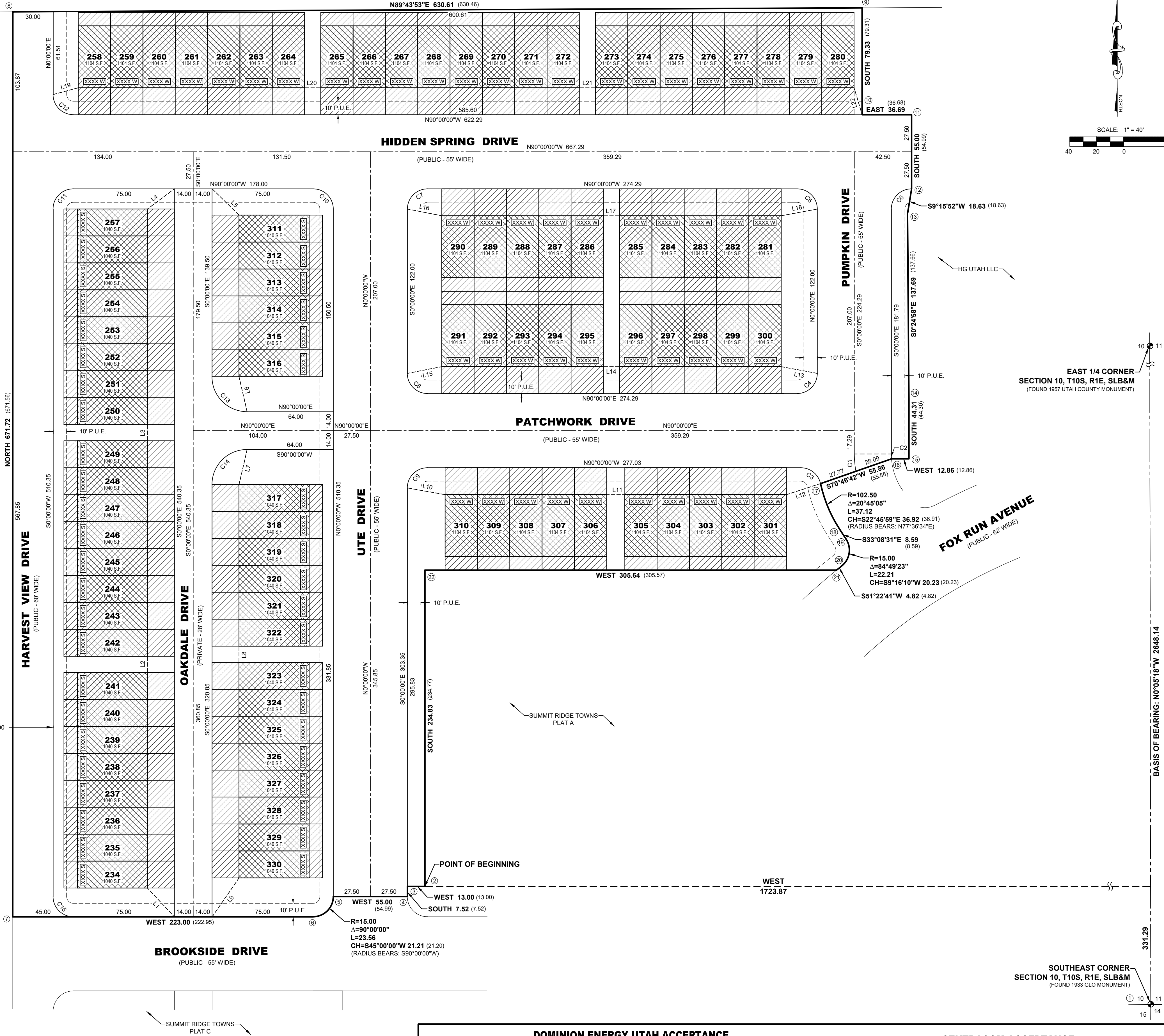
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	75.00	9°51'59"	12.92	S4°56'00"E 12.90
C2	47.50	4°20'58"	3.61	S2°10'29"E 3.60
C3	15.00	77°36'34"	20.32	N51°11'43"W 18.80
C4	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C5	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C6	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C7	15.00	90°00'19"	23.56	S45°00'00"W 21.21
C8	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C9	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C10	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C11	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C12	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C13	26.00	90°00'00"	40.84	S45°00'00"E 36.77
C14	26.00	90°00'00"	40.84	S45°00'00"W 36.77
C15	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C16	237.00	18°01'00"	74.52	S85°53'57"W 74.22
C17	252.00	18°02'29"	79.35	S85°53'12"W 79.02
C18	267.00	18°03'49"	84.18	S85°52'32"W 83.83
C19	233.00	4°11'45"	17.06	S87°11'25"E 17.06
C20	248.00	4°11'45"	18.16	S87°11'25"E 18.16
C21	263.00	4°11'45"	19.26	S87°11'25"E 19.26



DRAWING DATE: JANUARY 18, 2021

OWNER/DEVELOPER

DR HORTON  
12351 S. GATEWAY PARK PLACE  
DRAPER, UTAH 84020  
(801) 571-7101



NOTES

- ALL COMMON AREA, LIMITED COMMON AREA & OPEN SPACE ARE DEDICATED AS A PUBLIC UTILITY EASEMENT.
- ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDINGS.
- ALL LANDSCAPING SHALL BE INSTALLED (OR BONDED FOR) AS SHOWN ON THE LANDSCAPING PLAN FOR EACH BUILDING BEFORE OCCUPANCY WILL BE ISSUED.
- © TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
- ALL R-TANKS, STORM PIPES, STORM MANHOLES, STORM INLETS, ETC THAT ARE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE HOA.

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____

BY- _____

TITLE- _____

CENTRACOM ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 2021

CENTRACOM COMPANY

BY: _____ TITLE: _____

CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 2021

CENTURY LINK COMPANY

BY: _____ TITLE: _____

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 2021

CENTURY LINK COMPANY

BY: _____ TITLE: _____

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°05'18"W ALONG THE SECTION LINE 331.29 FEET AND WEST 1723.87 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 13.00 FEET; THENCE SOUTH 7.52 FEET; THENCE WEST 55.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: WEST 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: S45°00'00"W 21.21 FEET); THENCE WEST 223.00 FEET; THENCE NORTH 67.12 FEET; THENCE N89°43'53"E 630.61 FEET; THENCE SOUTH 79.33 FEET; THENCE EAST 36.69 FEET; THENCE SOUTH 55.00 FEET; THENCE S9°15'52"W 18.63 FEET; THENCE S0°24'58"E 137.69 FEET; THENCE SOUTH 44.31 FEET; THENCE WEST 12.86 FEET; THENCE S70°46'42"W 55.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 102.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N77°36'34"E) 37.12 FEET THROUGH A CENTRAL ANGLE OF 20°45'05" (CHORD: S22°45'59"E 36.92 FEET); THENCE S33°08'31"E 8.59 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 22.21 FEET THROUGH A CENTRAL ANGLE OF 84°49'23" (CHORD: S9°16'10"W 20.23 FEET); THENCE S51°22'41"W 4.82 FEET; THENCE WEST 305.64 FEET; THENCE SOUTH 234.83 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°05'18"W ALONG THE SECTION LINE 413.76 FEET AND WEST 538.07 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N89°17'18"W 161.48 FEET; THENCE ALONG THE ARC OF A 283.00 FOOT RADIUS CURVE TO THE RIGHT 20.72 FEET THROUGH A CENTRAL ANGLE OF 4°11'45" (CHORD: N87°11'25"W 20.72 FEET); THENCE N85°05'33"W 9.31 FEET; THENCE N4°54'27"E 20.00 FEET; THENCE N85°05'33"W 278.54 FEET; THENCE S4°54'27"W 20.00 FEET; THENCE N85°05'33"W 107.26 FEET; THENCE ALONG THE ARC OF A 217.00 FOOT RADIUS CURVE TO THE LEFT 88.09 FEET THROUGH A CENTRAL ANGLE OF 17°58'40" (CHORD: S85°55'07"W 67.81 FEET); THENCE N13°31'44"W 75.13 FEET; THENCE N77°44'48"E 53.57 FEET; THENCE S85°35'20"E 176.49 FEET; THENCE S85°01'53"E 26.75 FEET; THENCE S85°02'14"E 192.00 FEET; THENCE S77°47'12"E 16.43 FEET; THENCE S89°17'18"E 194.20 FEET; THENCE S0°42'42"W 57.96 FEET; THENCE S89°17'18"E 5.51 FEET; THENCE S0°42'42"W 20.00 FEET TO THE POINT OF BEGINNING.

OWNERS DEDICATION

CONTAINS: ±9.01 NET ACRES

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF _____

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

_____  
_____  
_____  
_____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGEMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____  
COMMISSION NUMBER: _____  
MY COMMISSION EXPIRES: _____  
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

APPROVED BY MAYOR _____

_____  
_____  
_____

APPROVED _____ ENGINEER _____ ATTEST _____ CLERK-RECORDER _____  
(See Seal Below) (See Seal Below)

PLAT "D"

# SUMMIT RIDGE TOWNS

PLANNED COMMUNITY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 2

SANTAQUIN

UTAH COUNTY, UTAH

SCALE: 1" = 40'

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

LEI JOB #19-0081

LEGEND

PRIVATE OWNERSHIP

LIMITED COMMON AREA

COMMON AREA / P.U.E.  
(LESS PUBLIC ROADWAYS)

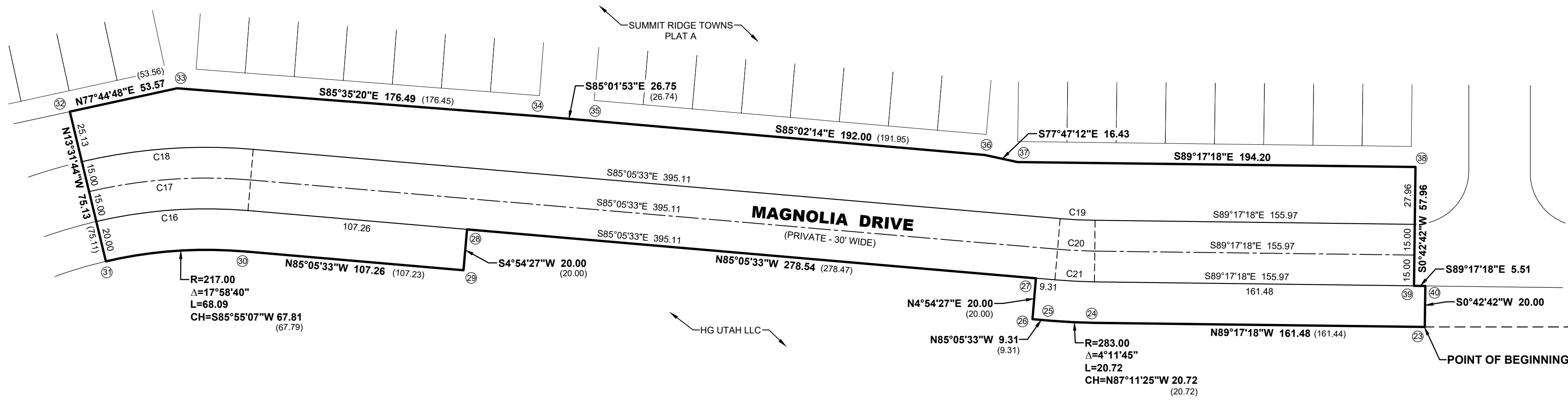
- NOTES
1. ALL COMMON AREA, LIMITED COMMON AREA & OPEN SPACE ARE DEDICATED AS A PUBLIC UTILITY EASEMENT.

2. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDINGS.

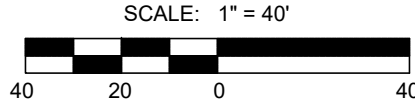
3. ALL LANDSCAPING SHALL BE INSTALLED (OR BONDED FOR) AS SHOWN ON THE LANDSCAPING PLAN FOR EACH BUILDING BEFORE OCCUPANCY WILL BE ISSUED.

4. TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.

5. ALL R-TANKS, STORM PIPES, STORM MANHOLES, STORM INLETS, ETC THAT ARE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE HOA.



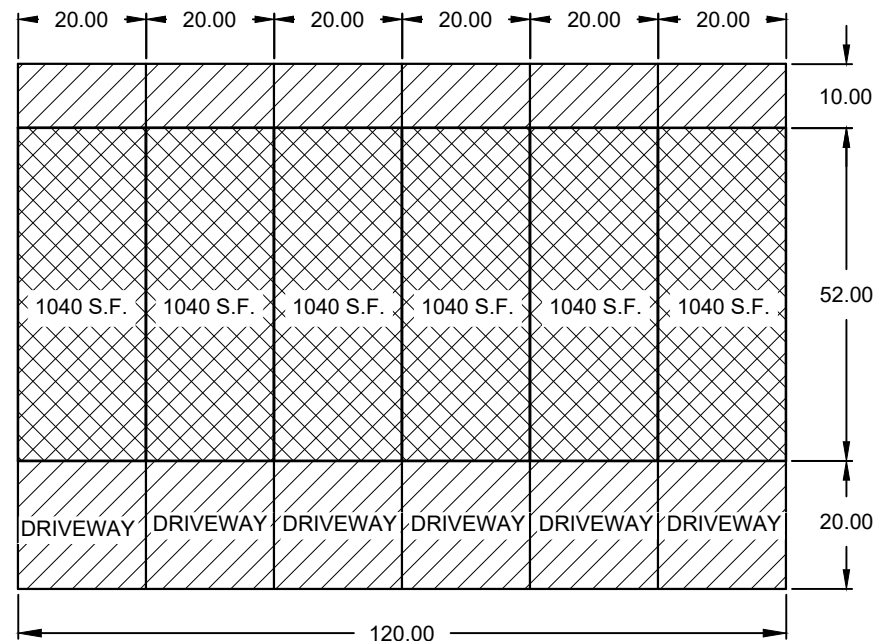
EAST 1/4 CORNER  
SECTION 10, T10S, R1E, SLB&M  
(FOUND 1957 UTAH COUNTY MONUMENT)



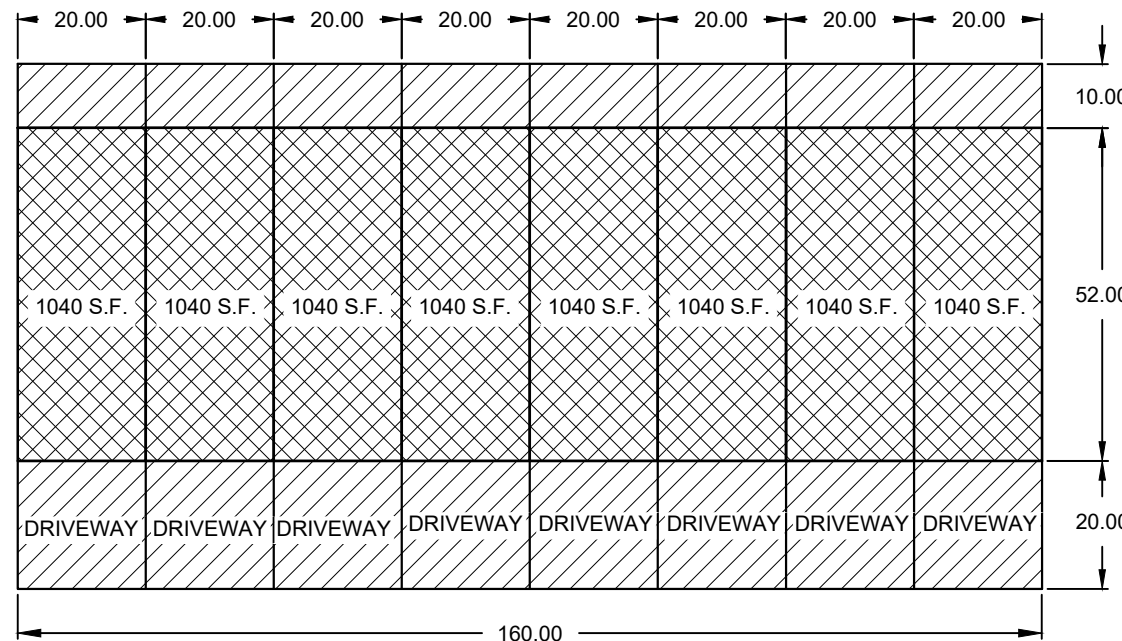
SOUTHEAST CORNER  
SECTION 10, T10S, R1E, SLB&M  
(FOUND 1933 GLO MONUMENT)

NAD27  
STATE PLANE  
COORDINATES

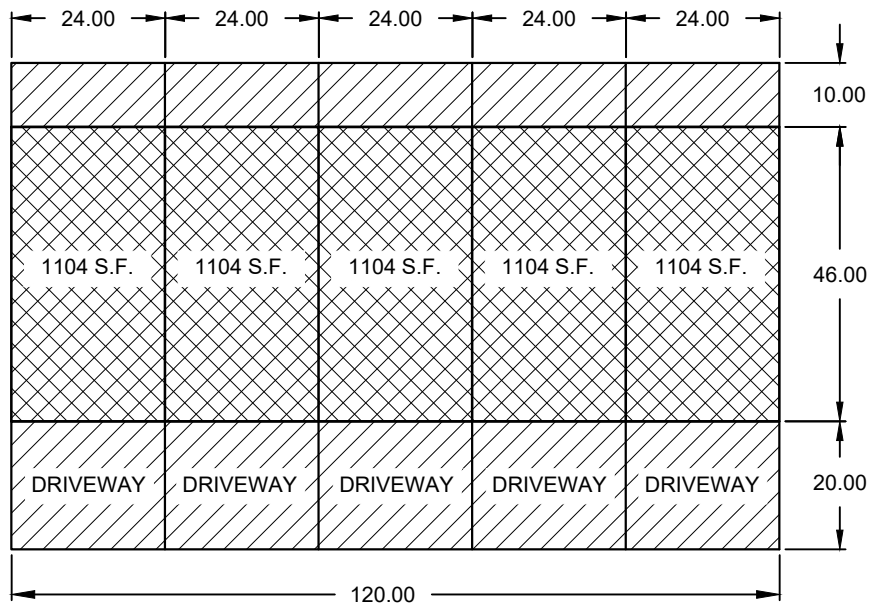
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14	590854.82	1913392.61
15	590810.52	1913392.61
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18	590758.10	1913341.29
19	590750.90	1913345.99
20	590730.94	1913342.73
21	590727.93	1913338.96
22	590727.93	1913033.40
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24	590577.62	1914057.35
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26	590579.43	1914027.38
27	590599.35	1914029.09
28	590623.18	1913751.64
29	590603.25	1913749.93
30	590612.43	1913643.10
31	590607.60	1913575.47
32	590680.63	1913557.90
33	590692.00	1913610.24
34	590678.43	1913786.16
35	590676.11	1913812.80
36	590659.50	1914004.04
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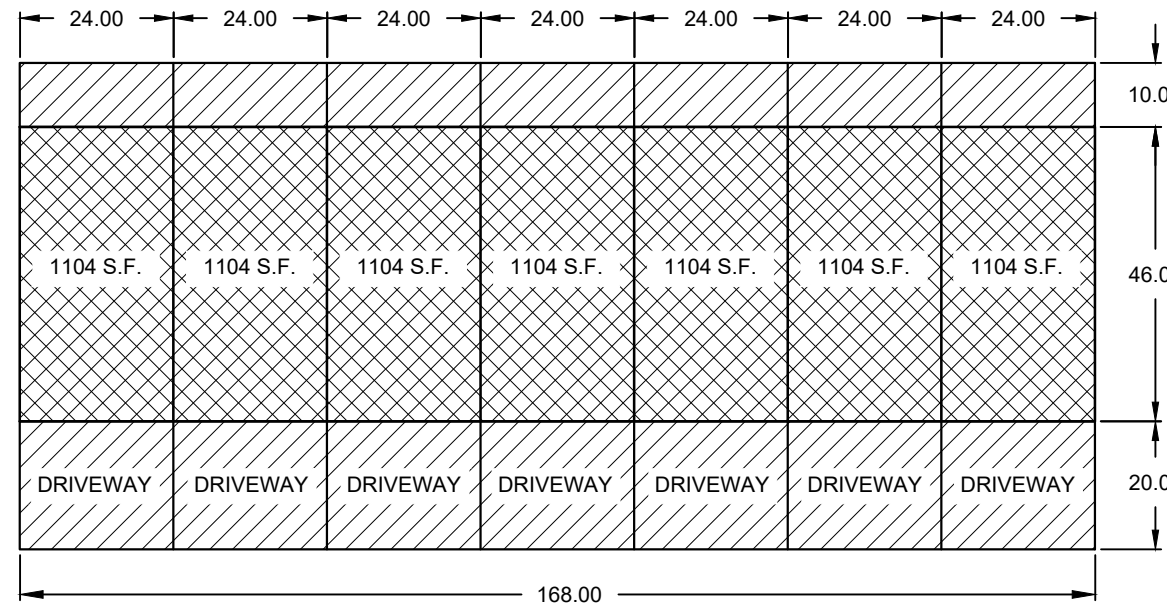
REAR LOAD 6-PLEX  
UNITS 311-322



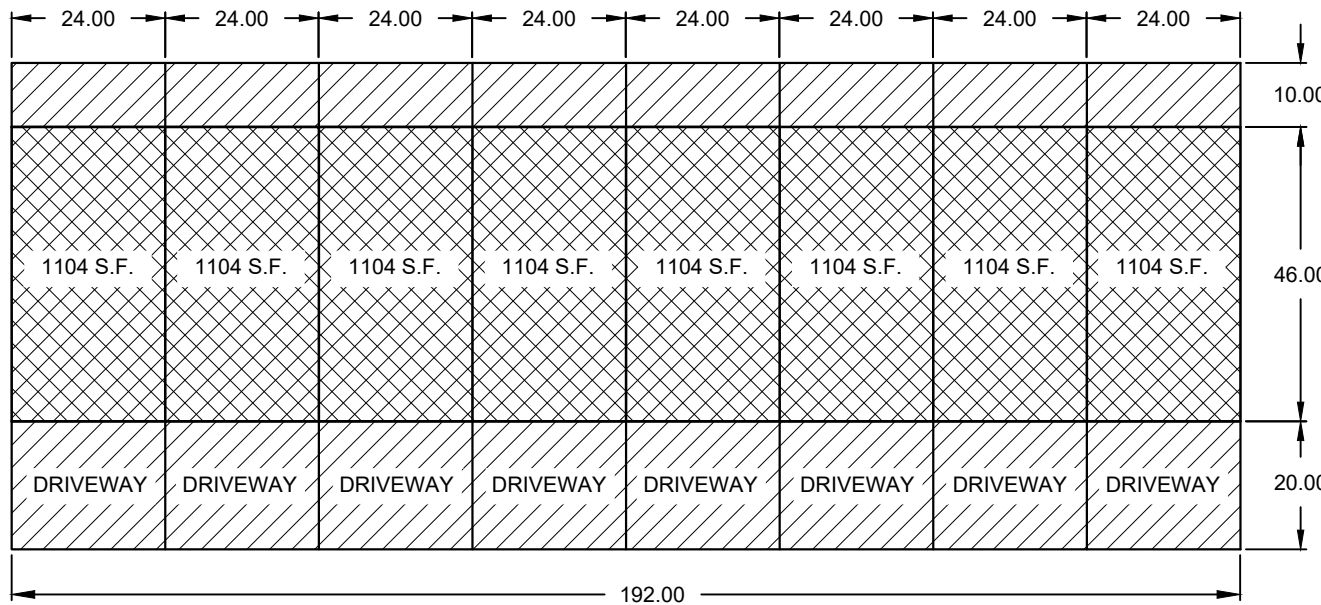
REAR LOAD 8-PLEX  
UNITS 234-257, 323-330



FRONT LOAD 5-PLEX  
UNITS 290-310



FRONT LOAD 7-PLEX  
UNITS 258-264



FRONT LOAD 8-PLEX  
UNITS 265-280

PLAT "D"  
SUMMIT RIDGE TOWNS

PLANNED COMMUNITY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 SOUTH,  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 2 OF 2

SANTAQUIN

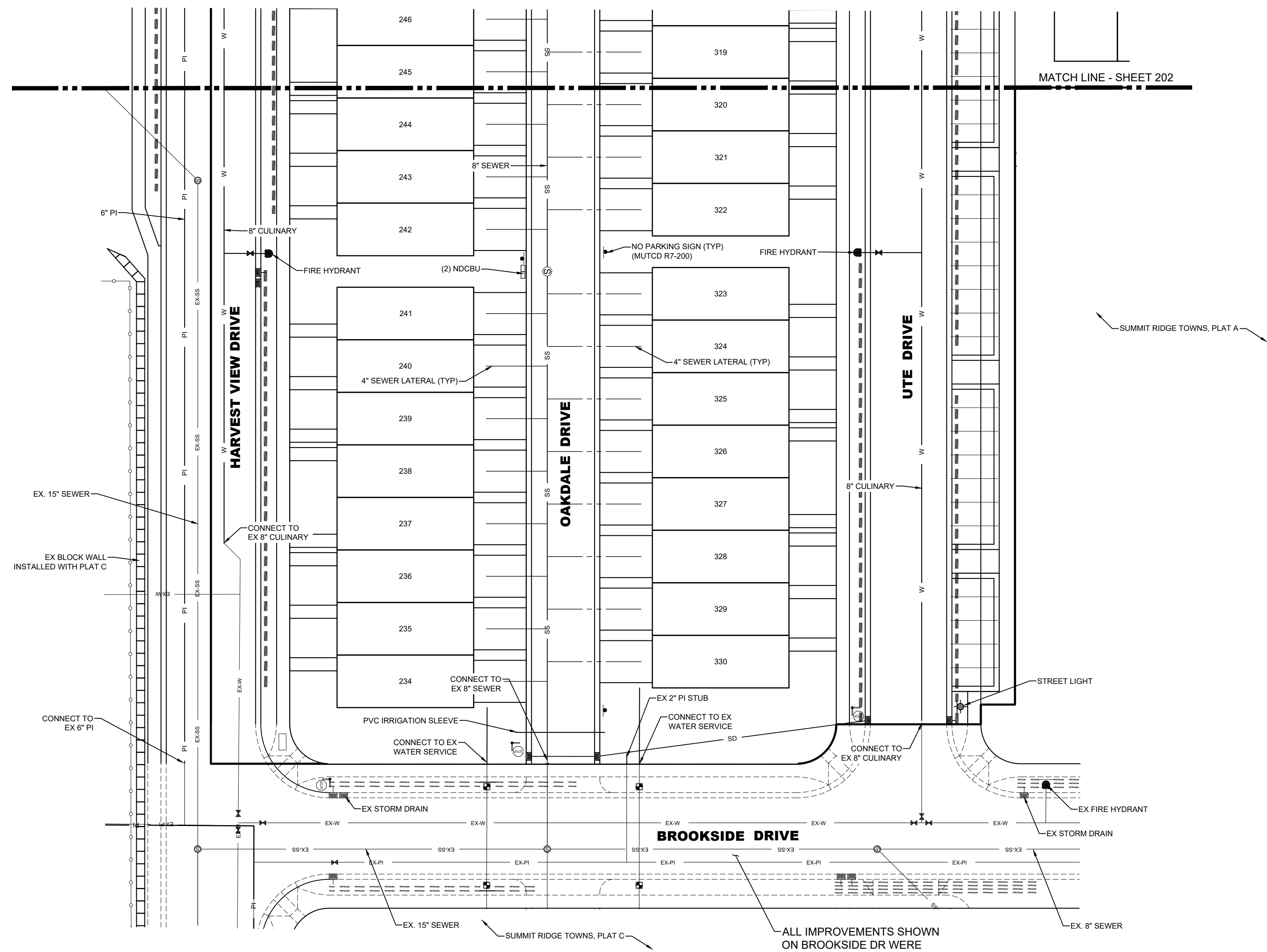
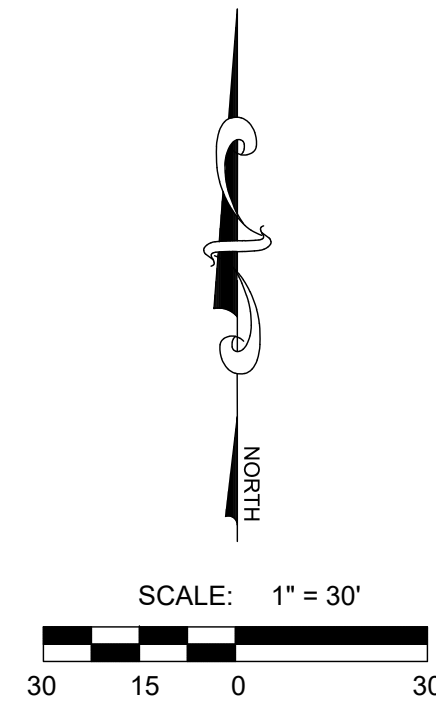
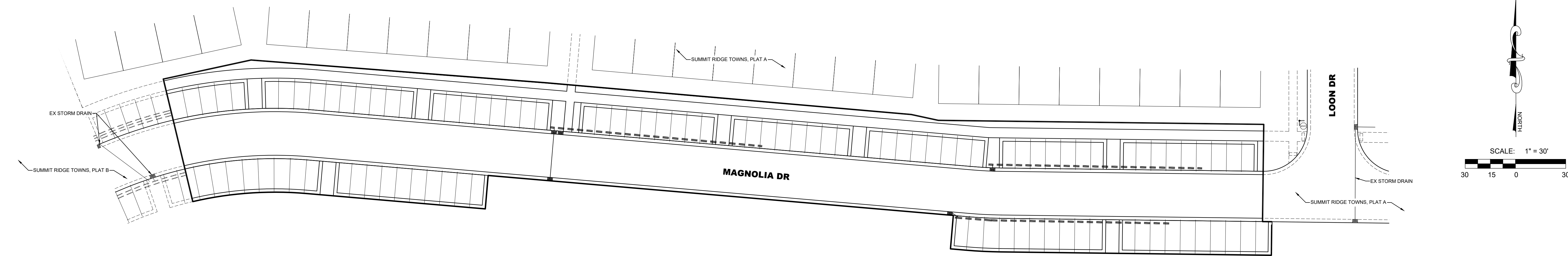
UTAH COUNTY, UTAH

SCALE: 1" = 40'



ENGINEERS  
SURVEYORS  
PLANNERS

2335 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com



**UTILITY NOTES**  
1. REFER TO DETAIL 2 SHEET 601 FOR CONTINUATION OF WATER SERVICES PAST METER.

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**ENGINEERS**

**SURVEYORS**

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NOT FOR  
CONSTRUCTION

**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH

**UTILITY PLAN 1**

REVISIONS	
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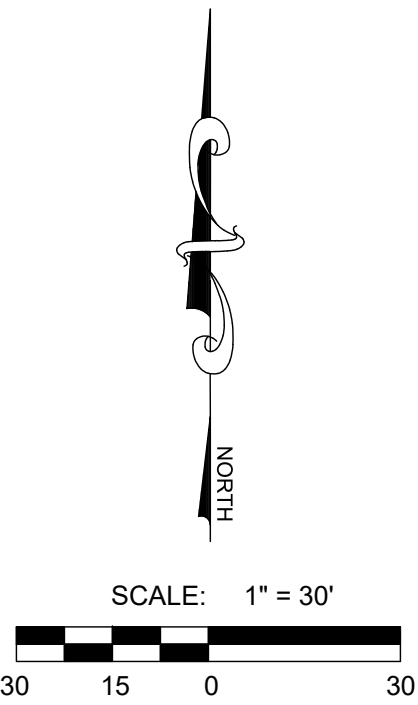
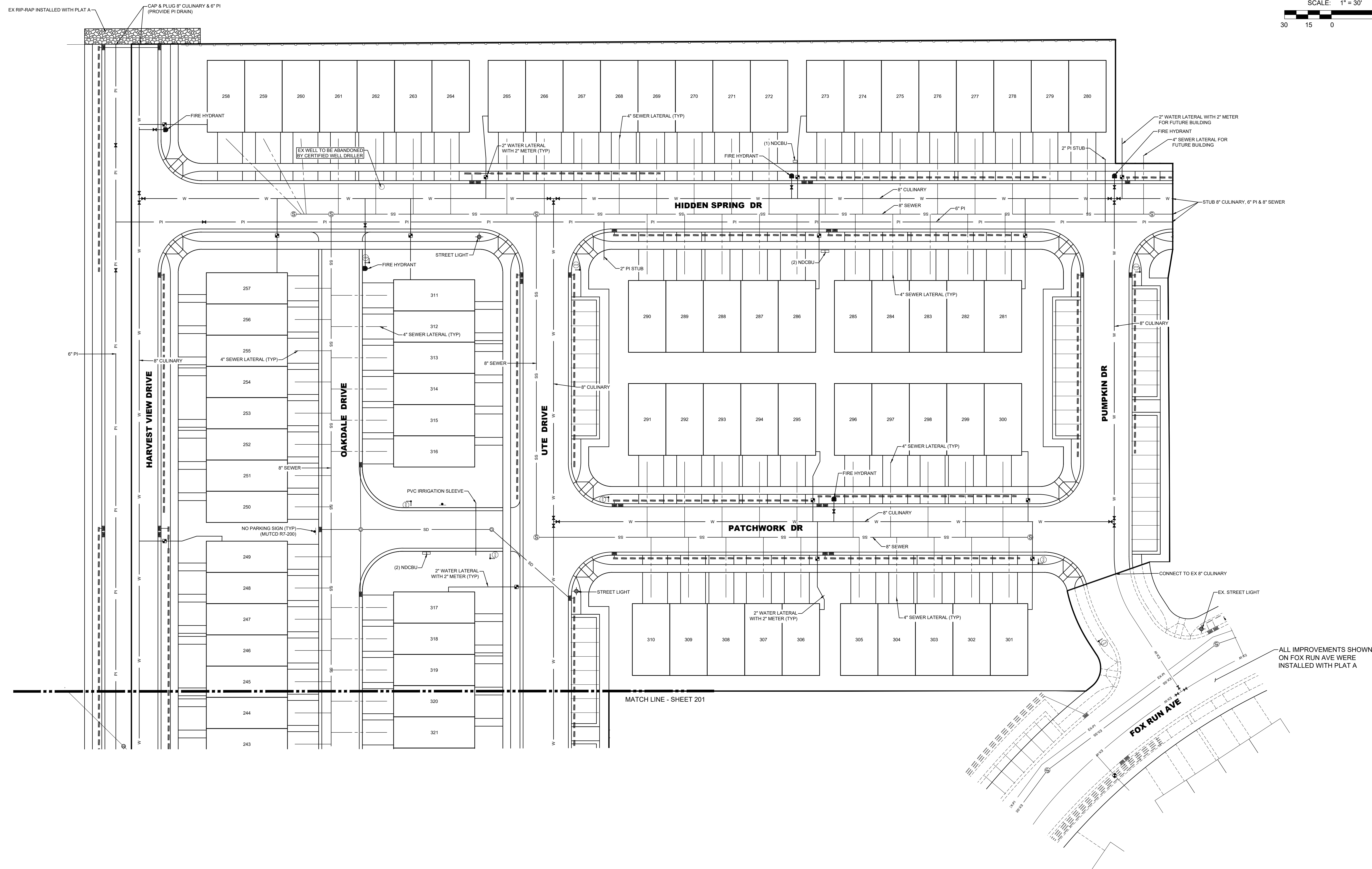
LEI PROJECT #:  
**2019-0081**

DRAWN BY:  
**RWH**

DESIGNED BY:  
**BCT**

SCALE:  
**1" = 30'**

DATE:  
**03/08/2021**



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**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH  
**UTILITY PLAN 2**

REVISIONS	
1 -	
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LEI PROJECT #:  
**2019-0081**  
DRAWN BY:  
**RWH**  
DESIGNED BY:  
**BCT**  
SCALE:  
**1" = 30'**  
DATE:  
**03/08/2021**

SHEET

**202**

**UTILITY NOTES**  
1. REFER TO DETAIL 2 SHEET 601 FOR CONTINUATION OF WATER SERVICES PAST METER.



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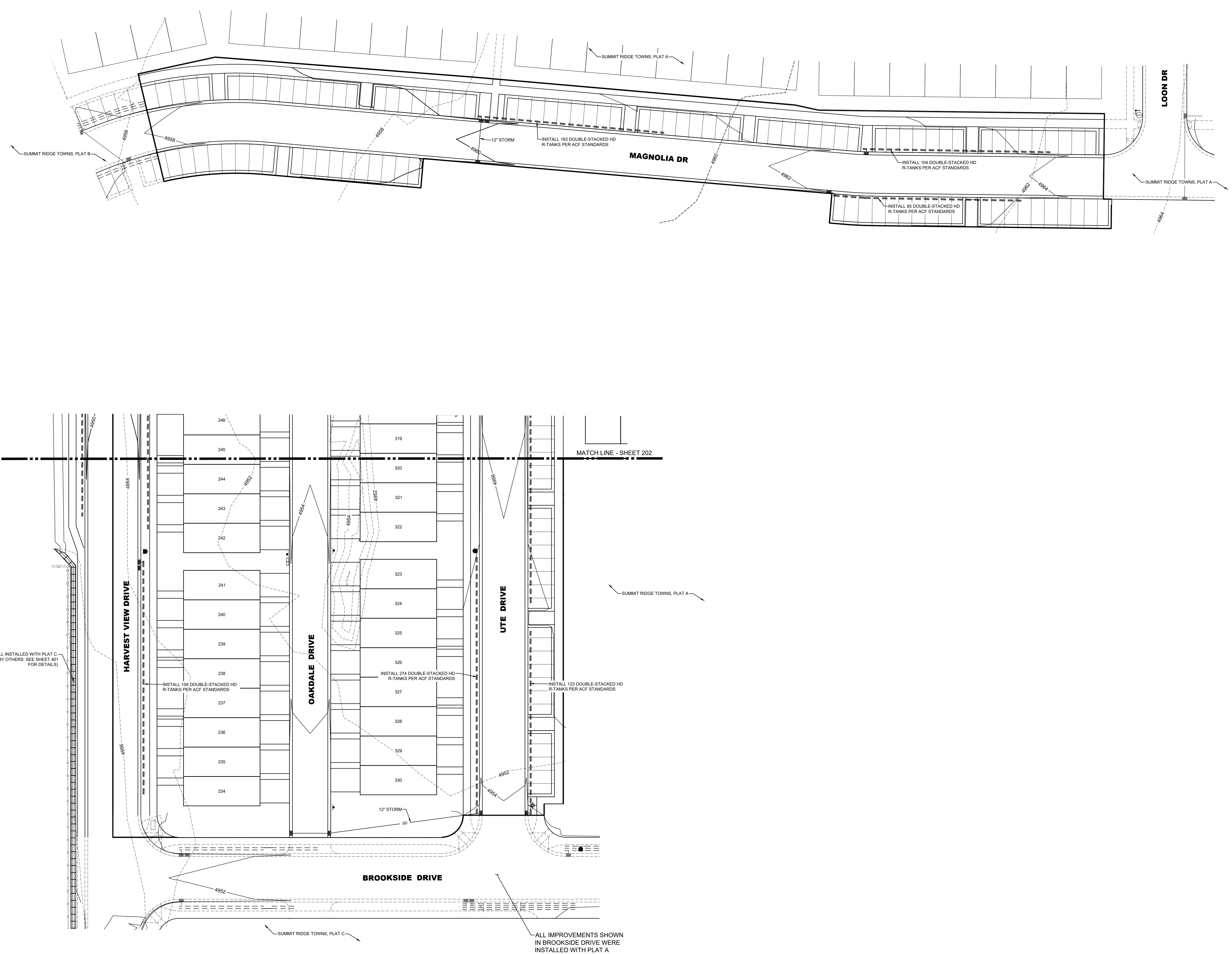
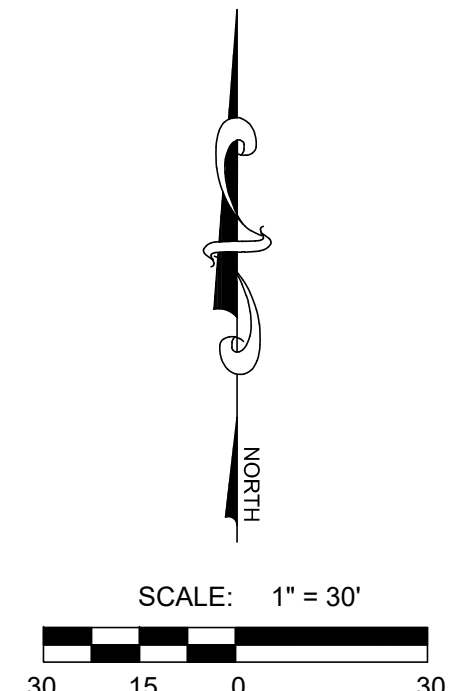
NOT FOR  
CONSTRUCTION

**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH  
**GRADING PLAN 1**

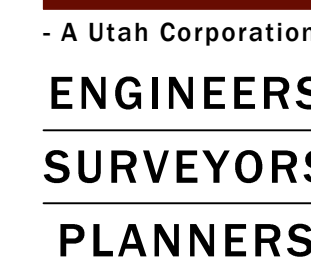
REVISIONS	
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LEI PROJECT #:  
**2019-0081**  
DRAWN BY:  
**RWH**  
DESIGNED BY:  
**BCT**  
SCALE:  
**1" = 30'**  
DATE:  
**03/08/2021**

SHEET  
**301**



U:_LEI PROJECTS\2019\2019 SUMMIT RIDGE TOWNS STANDARD PLANS\PLAT D\PLANS.DWG 3/8/2021 4:43 PM



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CONSTRUCTION

**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH

REVISIONS	
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LEI PROJECT #:  
**2019-0081**

DRAWN BY:  
**RWH**

DESIGNED BY:  
**BCT**

SCALE:  
**1" = 30'**

DATE:  
**03/08/2021**

SHEET

302



ALL IMPROVEMENTS SHOWN  
IN FOX RUN AVE WERE  
INSTALLED WITH PLAT A

MATCH LINE - SHEET 201

302



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CONSTRUCTION

**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH  
**HARVEST VIEW DRIVE 20+89 TO 24+00 PLAN & PROFILE**

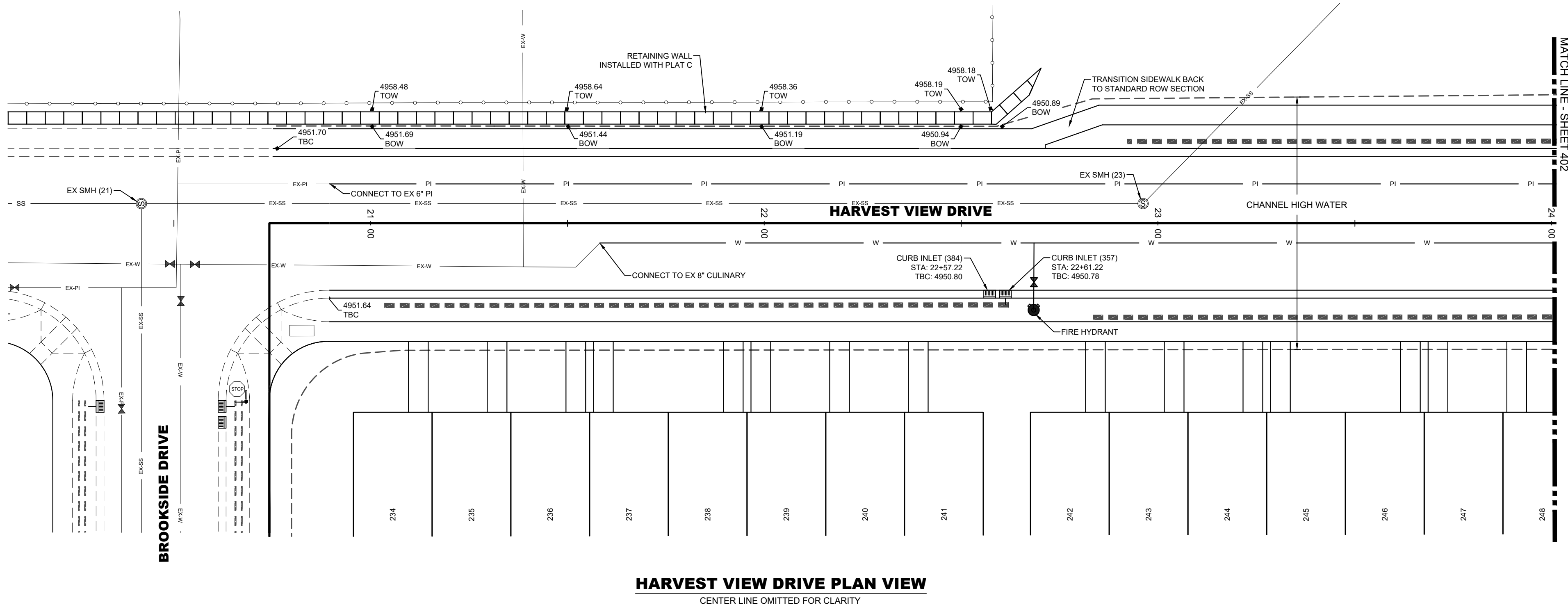
REVISIONS	
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LEI PROJECT #:  
**2019-0081**  
DRAWN BY:  
**RWH**  
DESIGNED BY:  
**BCT**  
SCALE:  
**1"=20'**  
DATE:  
**03/08/2021**

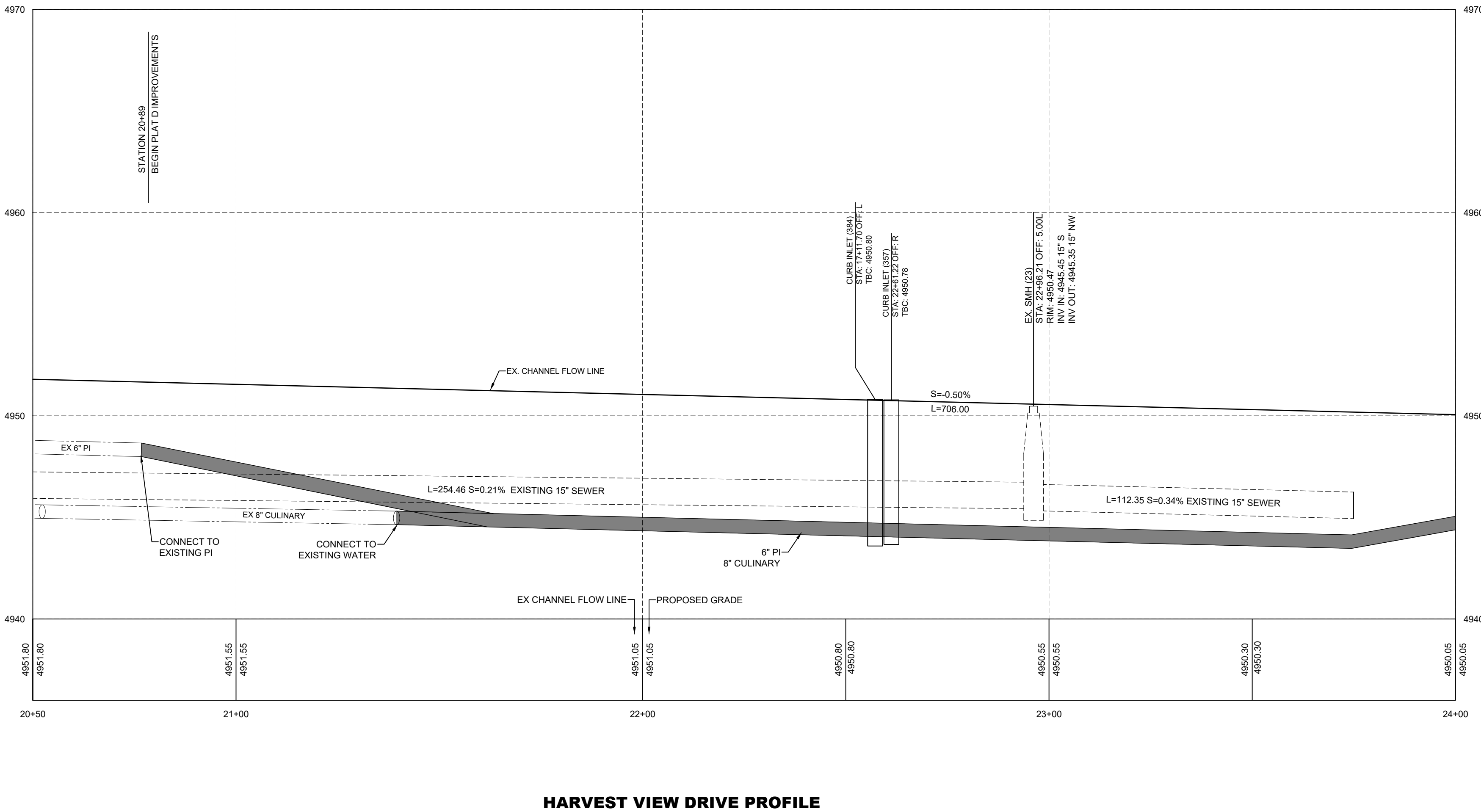
SHEET

**401**

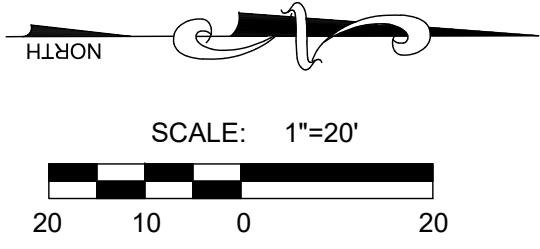
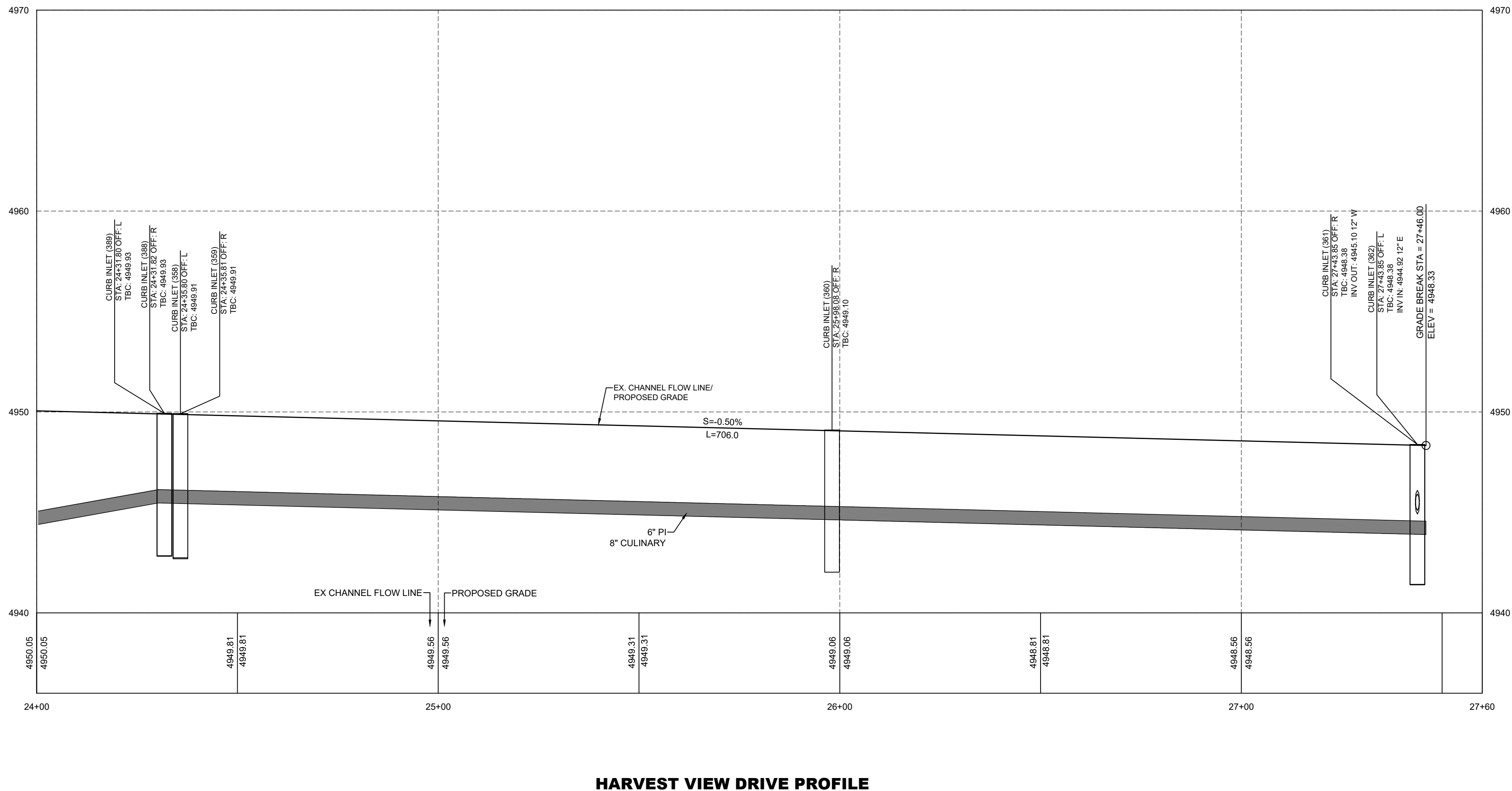
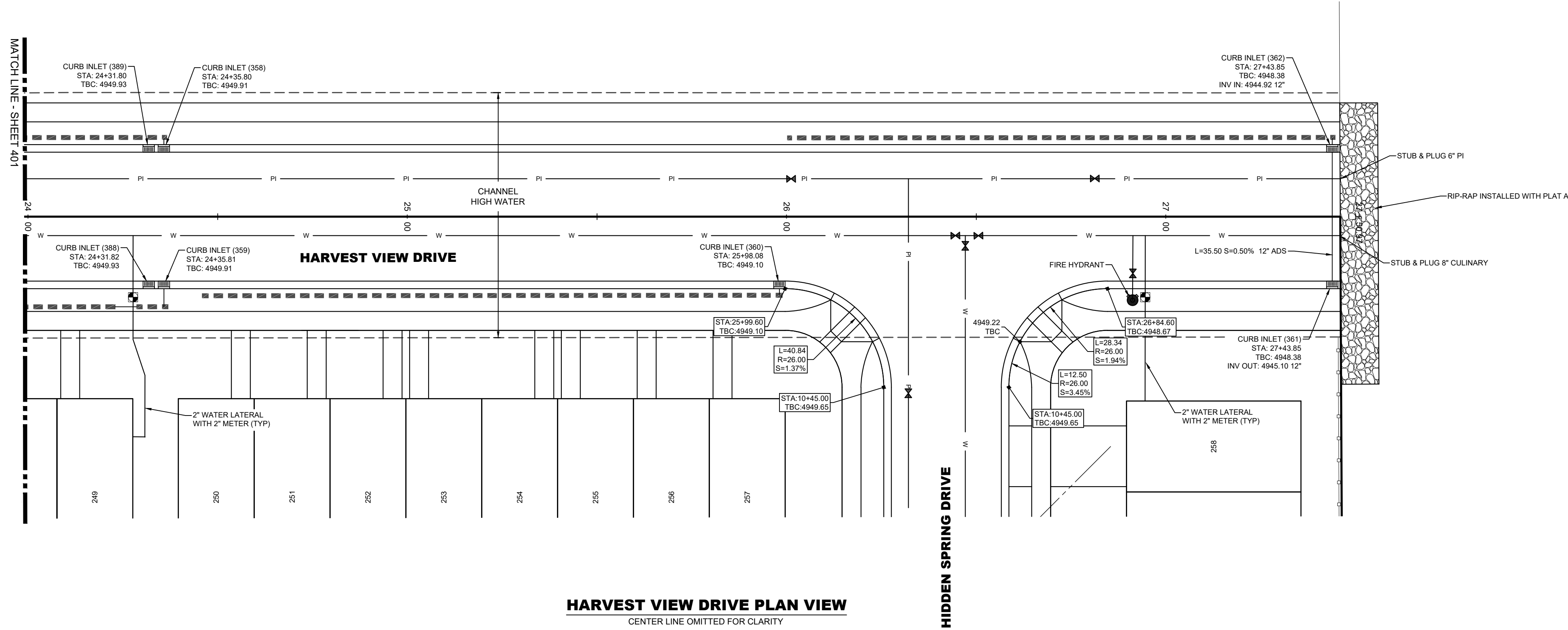
NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.



R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
357, 384	4949.11



R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
358,359	4948.24
360	4947.43
361,362	4946.71



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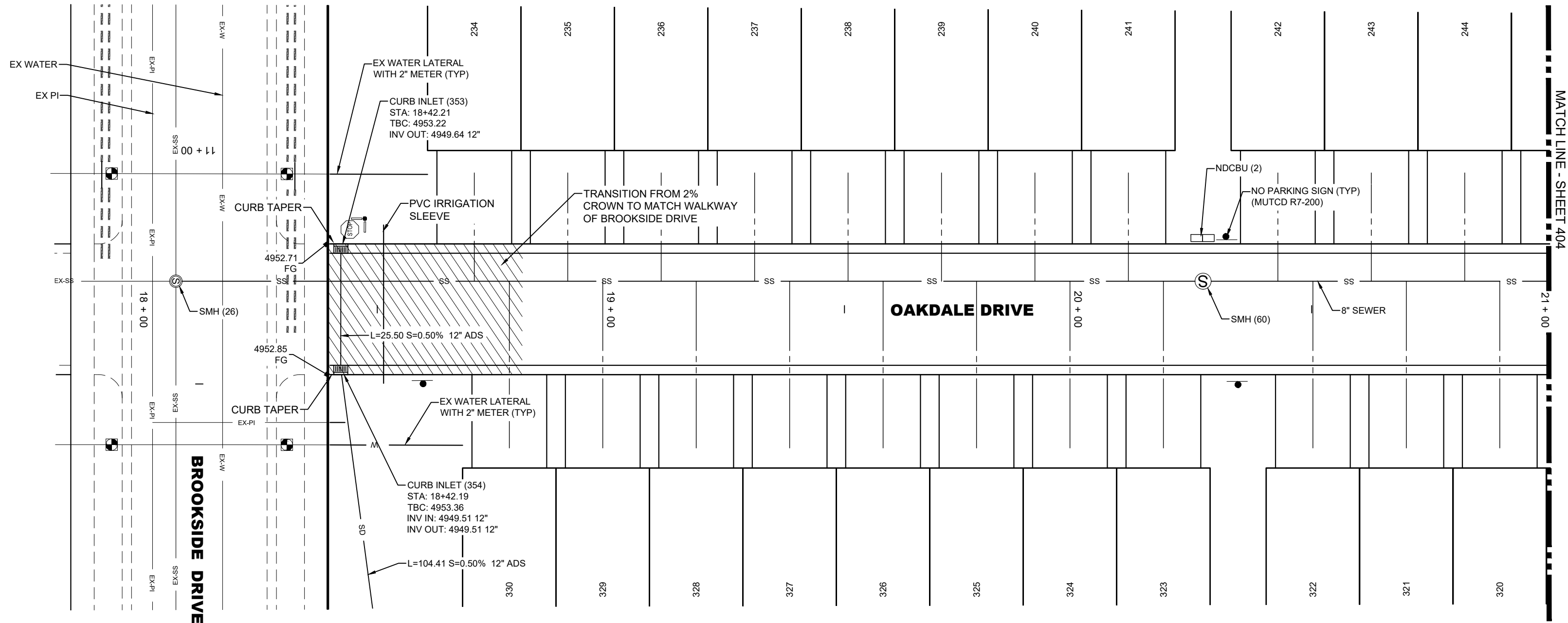
**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH  
**HARVEST VIEW DRIVE 24+00 TO 27+50 PLAN & PROFILE**

**REVISIONS**

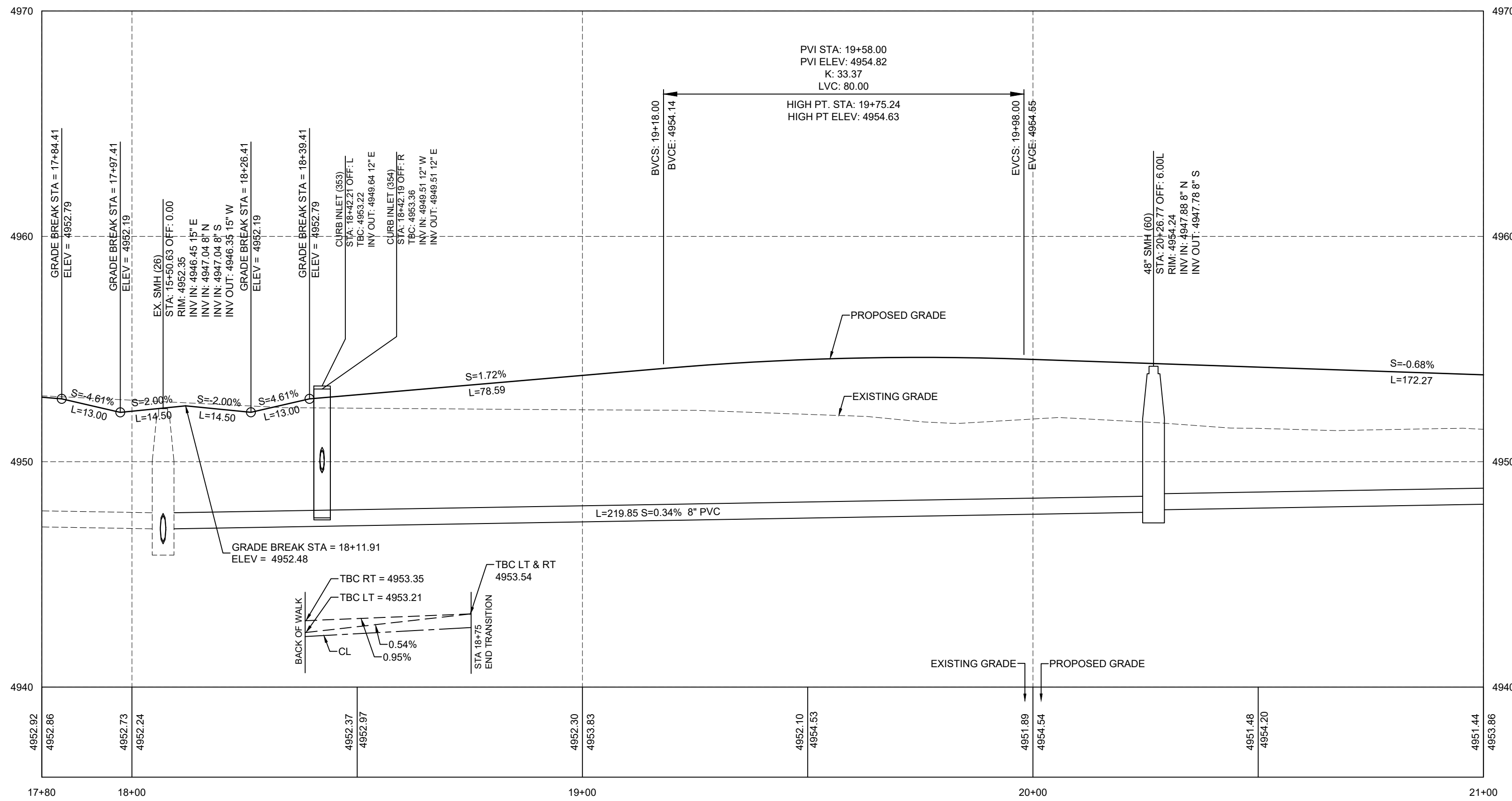
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**LEI PROJECT #:**  
2019-0081  
**DRAWN BY:**  
RWH  
**DESIGNED BY:**  
BCT  
**SCALE:**  
1"=20'  
**DATE:**  
03/08/2021  
**SHEET**

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.



OAKDALE DRIVE PLAN VIEW  
CENTER LINE OMITTED FOR CLARITY



OAKDALE DRIVE PROFILE

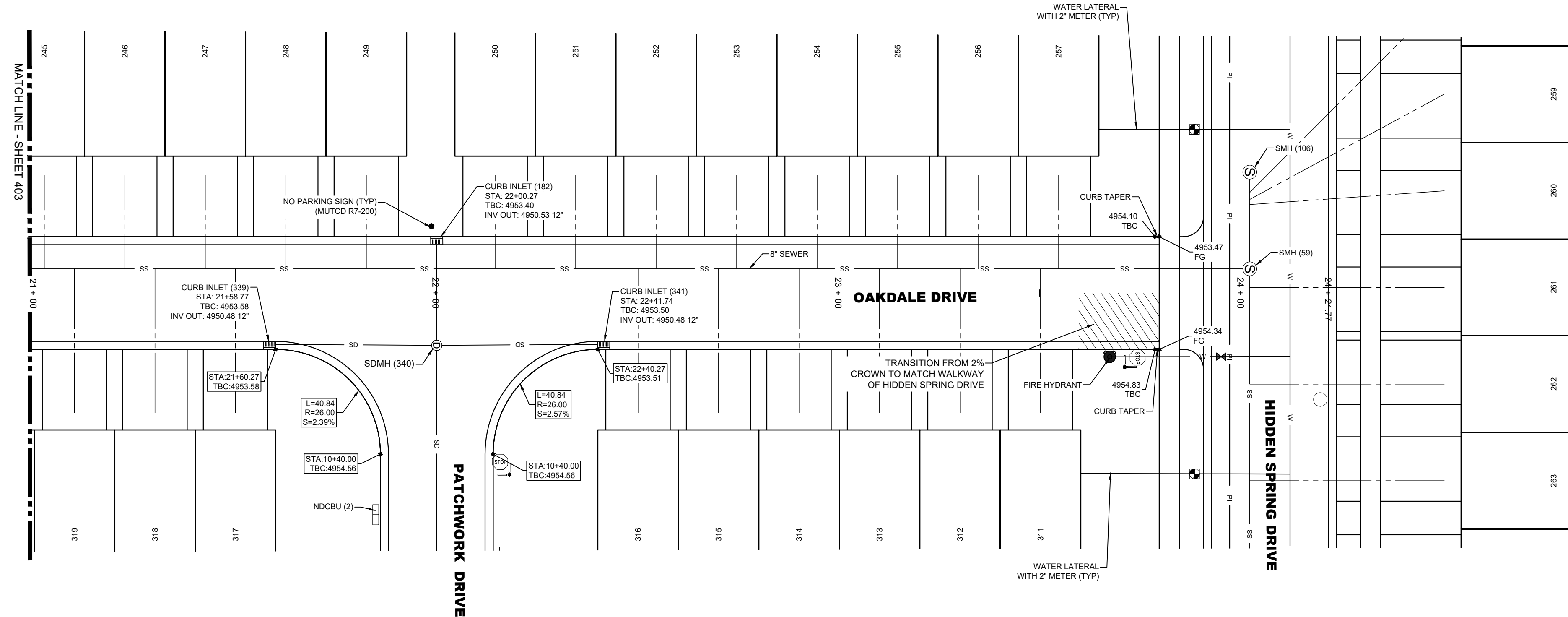
NOT FOR  
CONSTRUCTION

**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH  
**OAKDALE DRIVE 18+40 TO 21+00 PLAN & PROFILE**

REVISIONS	
1	
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LEI PROJECT #:	2019-0081
DRAWN BY:	RWH
DESIGNED BY:	BCT
SCALE:	1"=20'
DATE:	03/08/2021

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.



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**ENGINEERS**

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**SURVEYORS**

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**PLANNERS**

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**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH

---

**OAKDALE DRIVE 21+00 TO 24+00 PLAN & PROFILE**

REVISIONS	
1	-
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LEI PROJECT #:  
**2019-0081**

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DRAWN BY:  
**RWH**

---

DESIGNED BY:  
**BCT**

---

SCALE:  
**1"=20'**

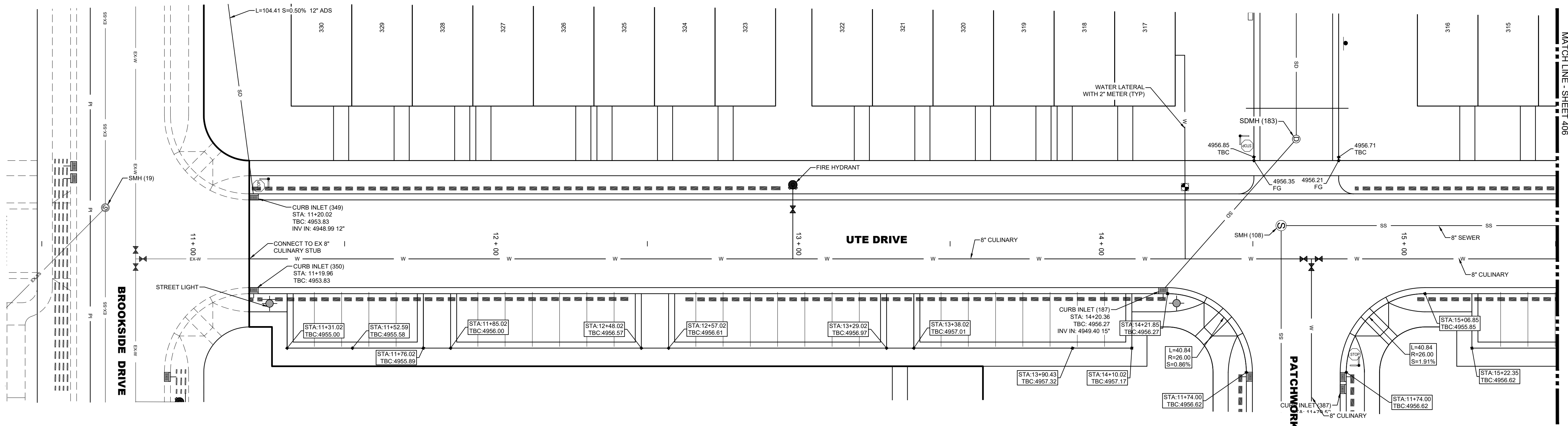
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DATE:  
**03/08/2021**

SHEET

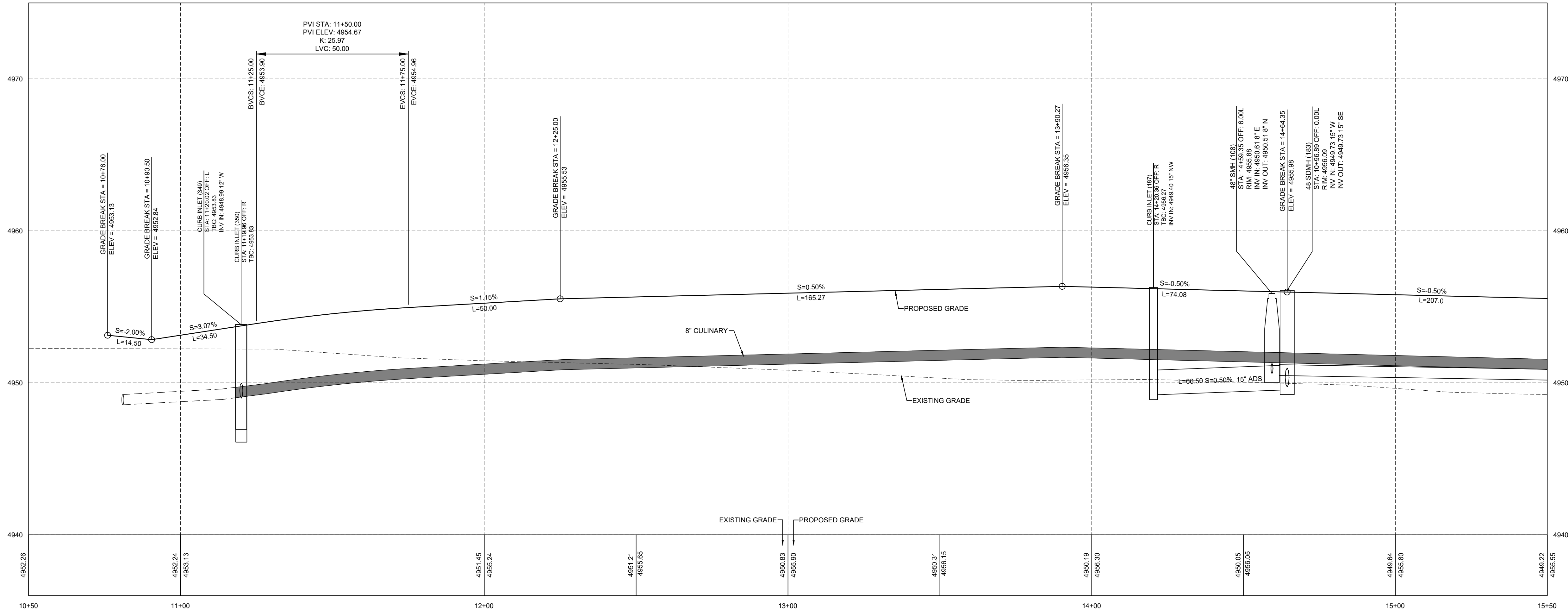
**404**

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.



R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
349, 350	4952.16
187	4954.07

UTE DRIVE PLAN VIEW  
CENTER LINE OMITTED FOR CLARITY



UTE DRIVE PROFILE

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

NOT FOR  
CONSTRUCTION

**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH  
**UTE DRIVE 11+00 TO 15+50 PLAN & PROFILE**

REVISIONS	
1 -	
2 -	
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LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

BCT

SCALE:

1"=20'

DATE:

03/08/2021

SHEET

**405**



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CONSTRUCTION

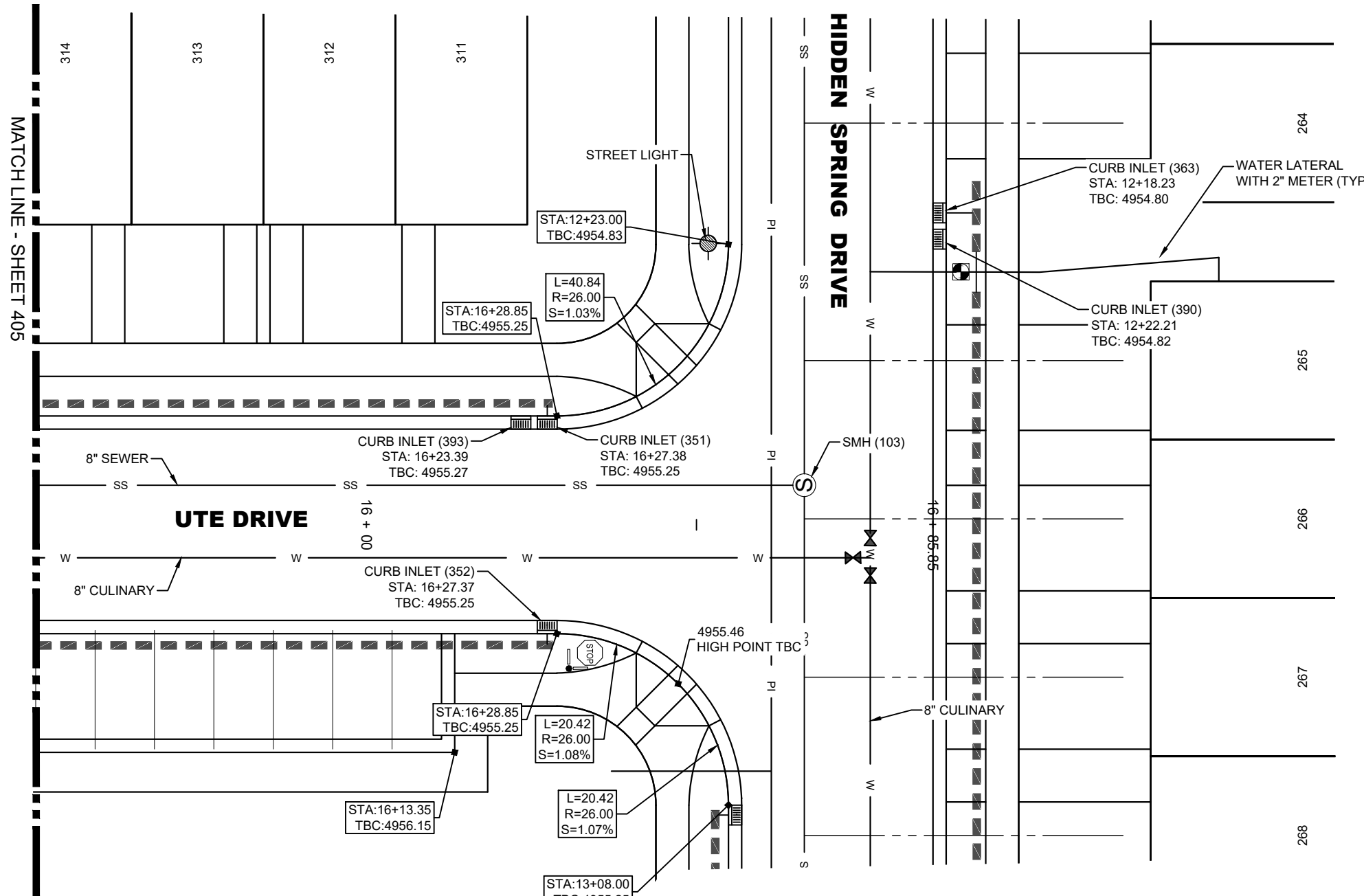
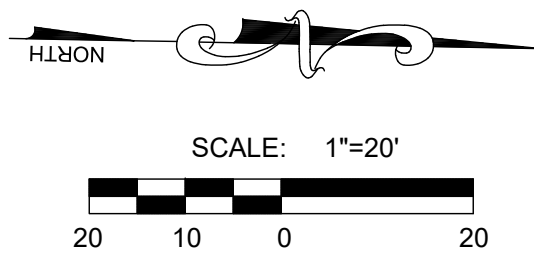
SUMMIT RIDGE TOWNS - PLAT D  
SANTAQUIN, UTAH COUNTY, UTAH  
UTE DRIVE 15+50 TO 16+80 PLAN & PROFILE  
PUMPKIN DRIVE PLAN & PROFILE

REVISIONS	
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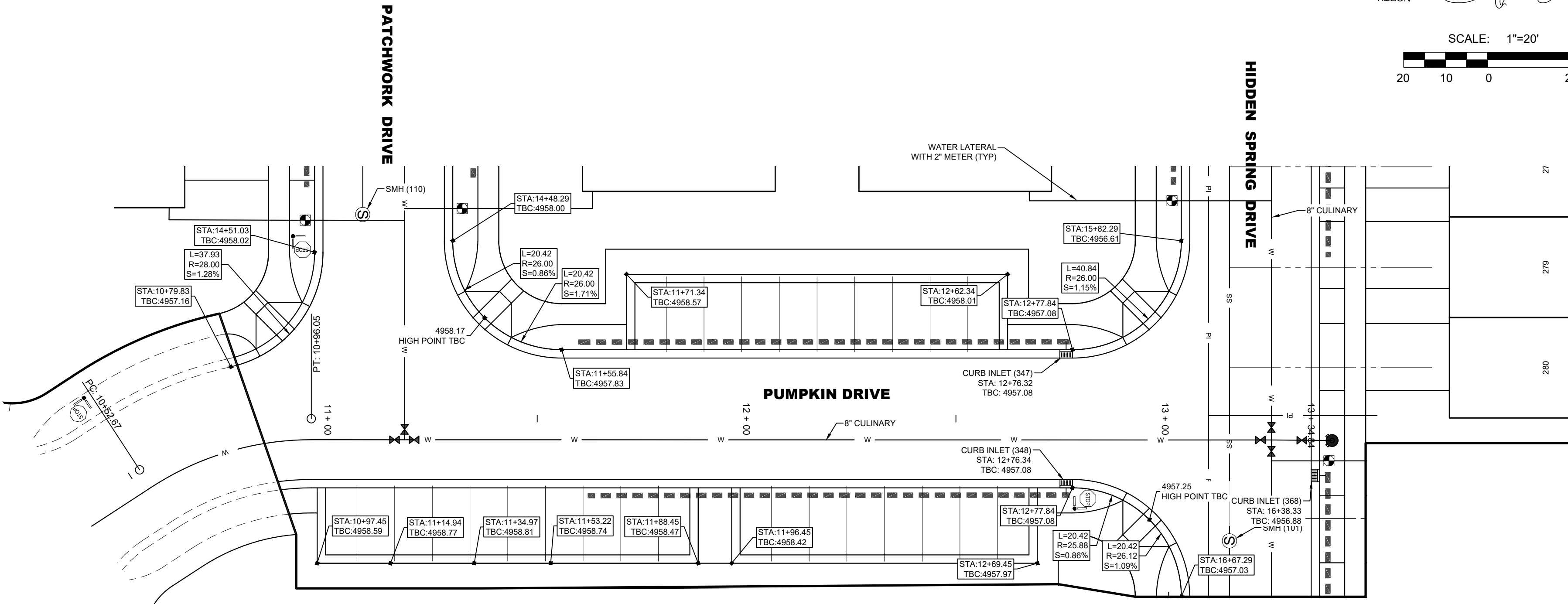
LEI PROJECT #:  
2019-0081  
DRAWN BY:  
RWH  
DESIGNED BY:  
BCT  
SCALE:  
1"=20'  
DATE:  
03/08/2021

SHEET

406



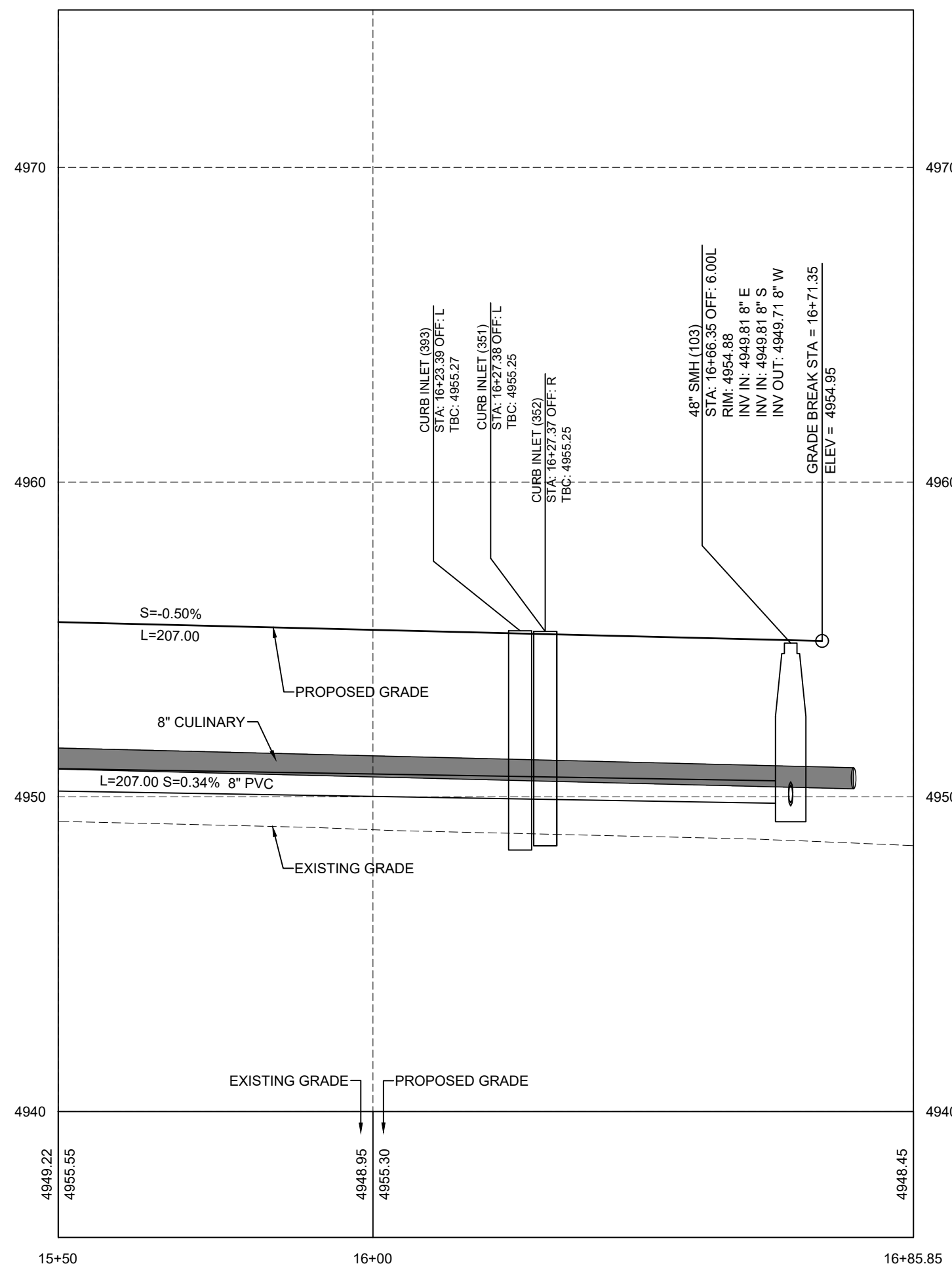
UTE DRIVE PLAN VIEW  
CENTER LINE OMITTED FOR CLARITY



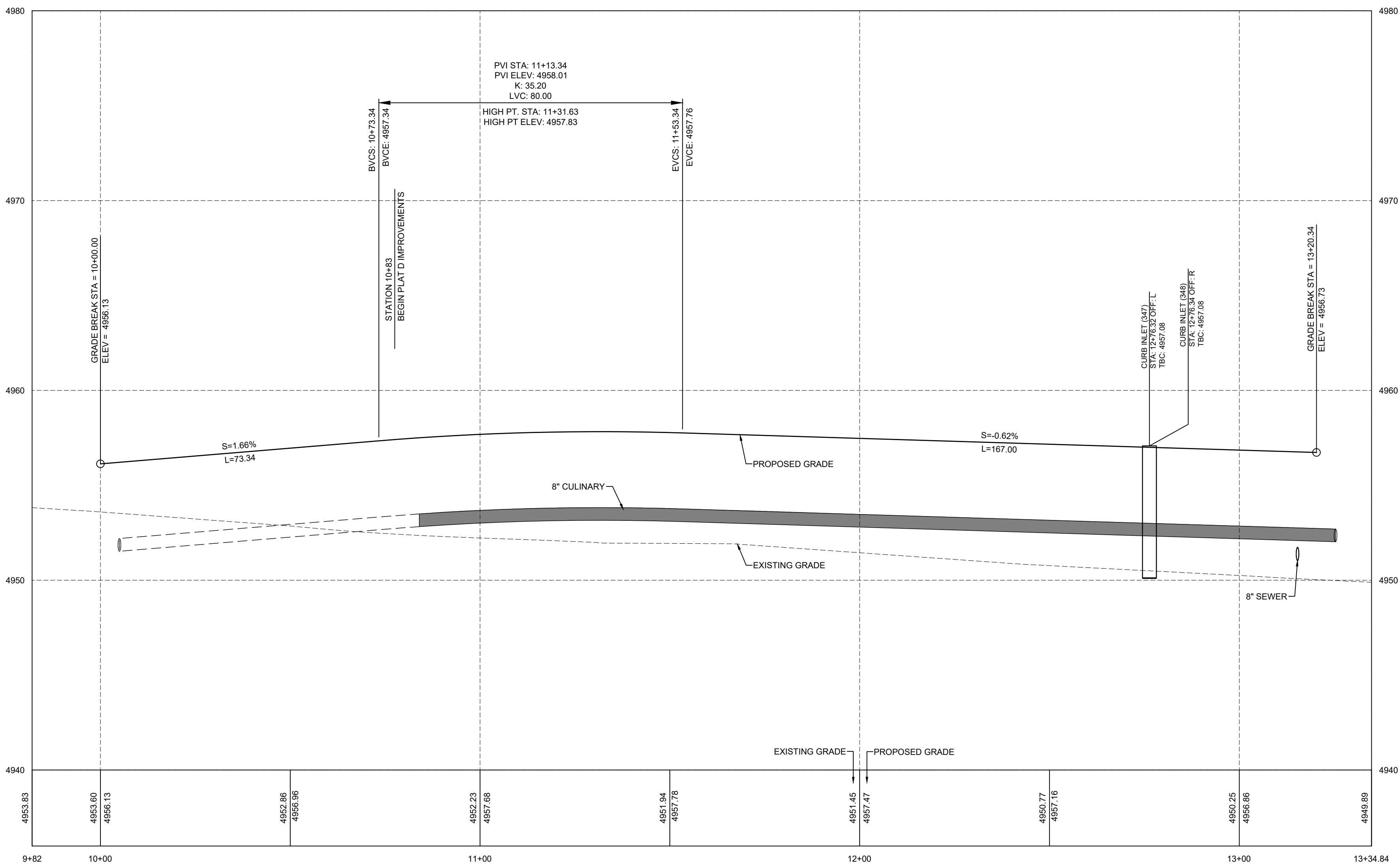
PUMPKIN DRIVE PLAN VIEW  
CENTER LINE OMITTED FOR CLARITY

R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
347, 348	4955.41

R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
351, 352, 393	4953.58



UTE DRIVE PROFILE



PUMPKIN DRIVE PROFILE

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE  
COMPLETED PRIOR TO ANY UTILITY INSTALLATION.



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**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH  
**HIDDEN SPRING DRIVE 10+00 TO 13+50 PLAN & PROFILE**

REVISIONS

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LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

BCT

SCALE:

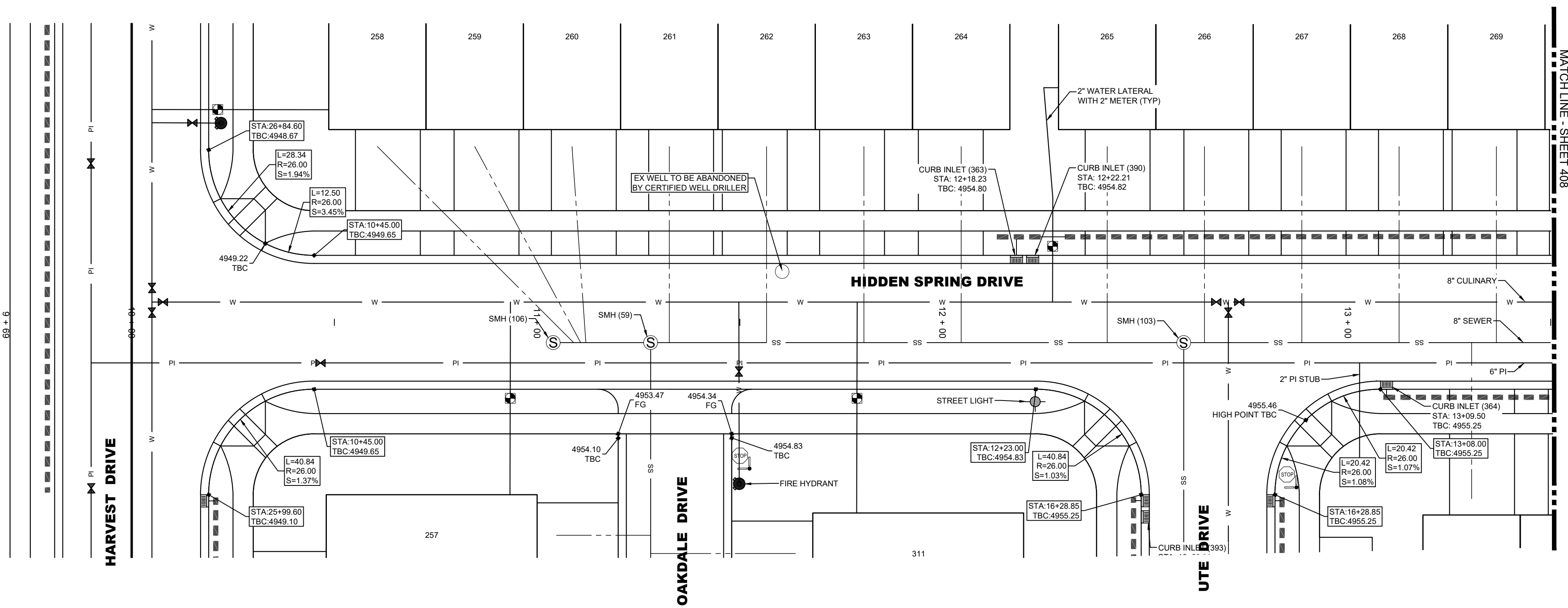
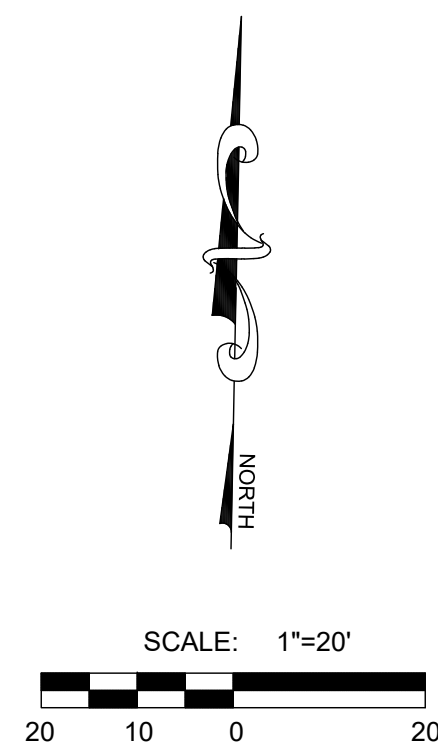
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03/08/2021

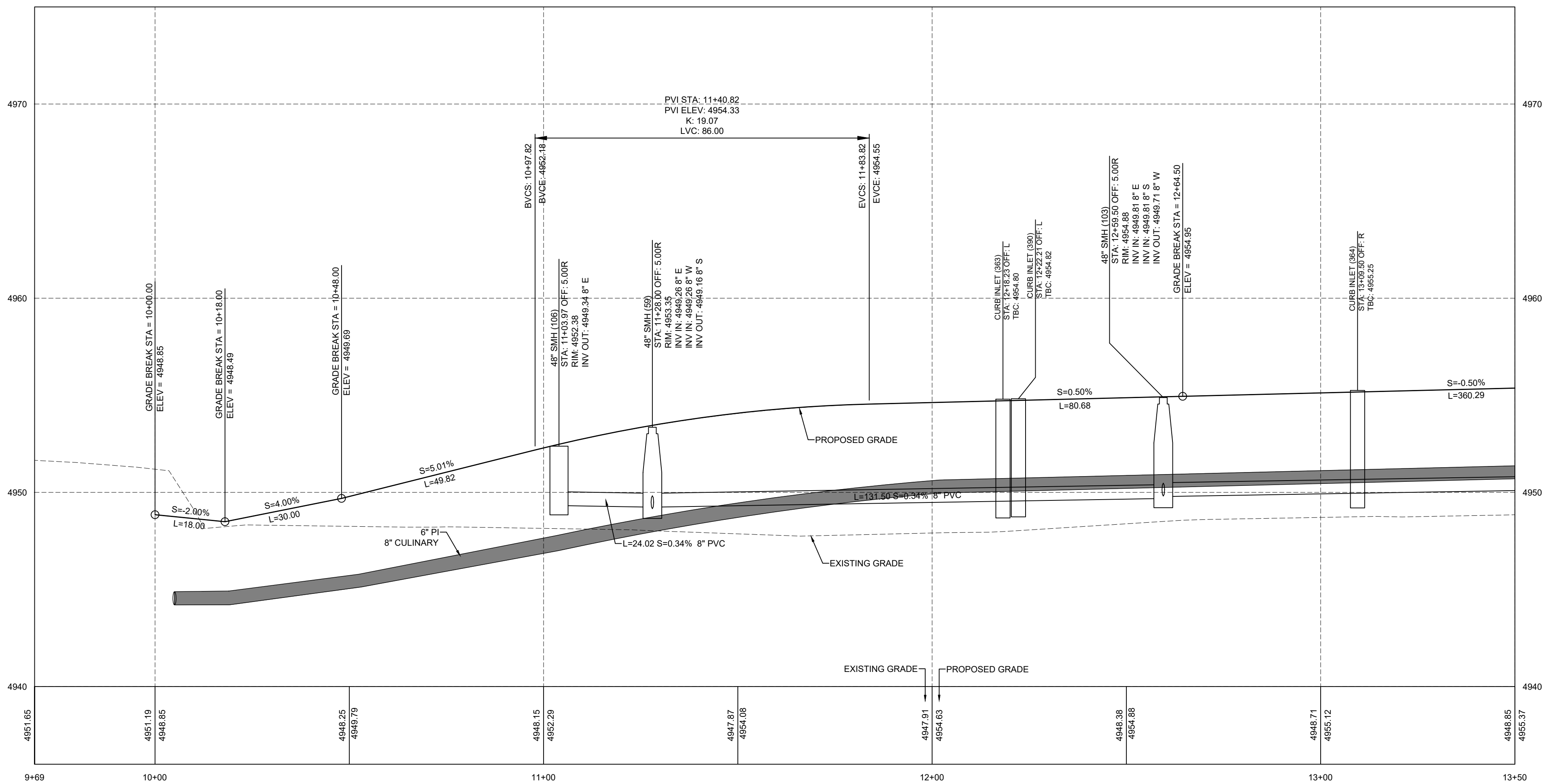
SHEET

407



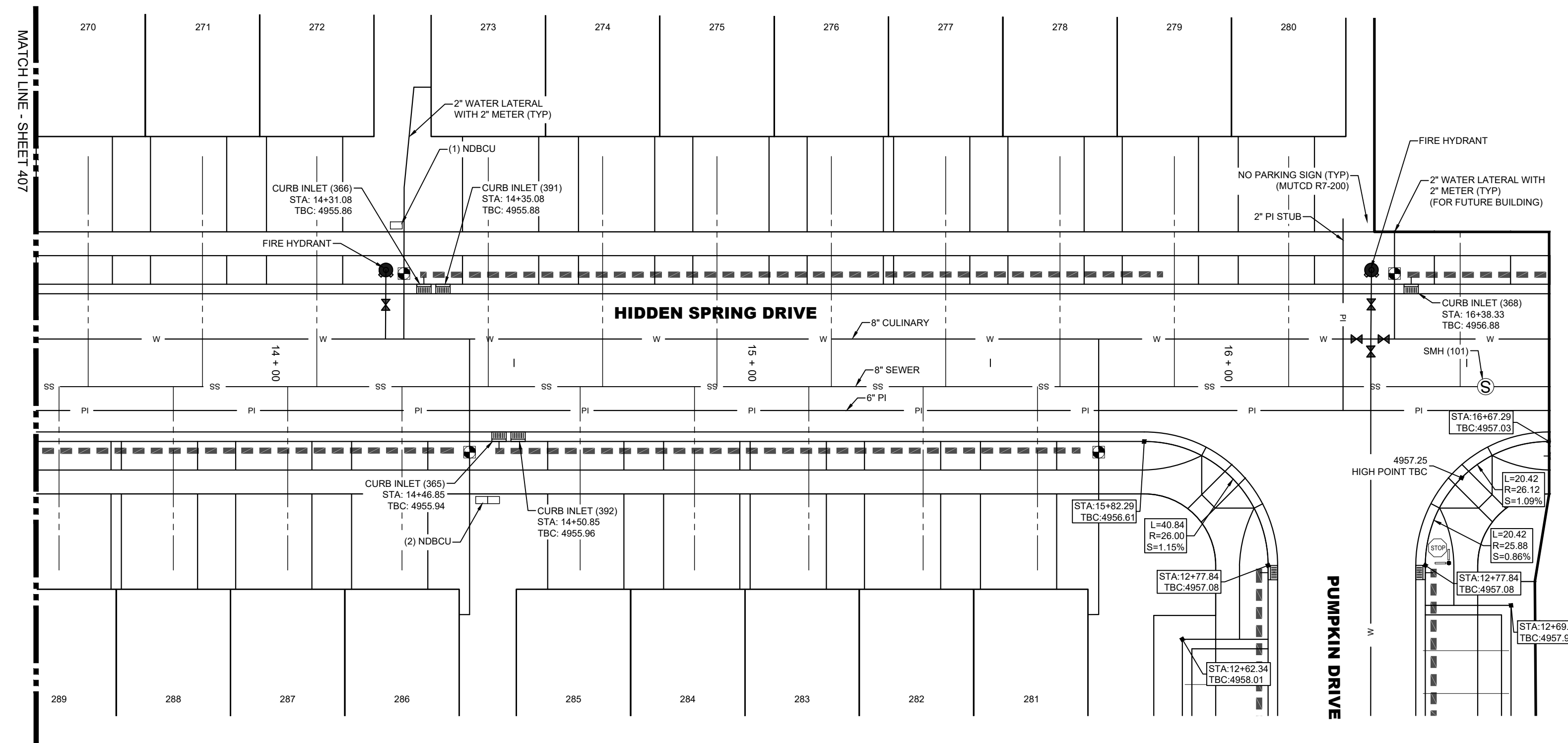
**HIDDEN SPRING DRIVE PLAN VIEW**  
CENTER LINE OMITTED FOR CLARITY

R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
363, 390	4953.14
364	4953.58



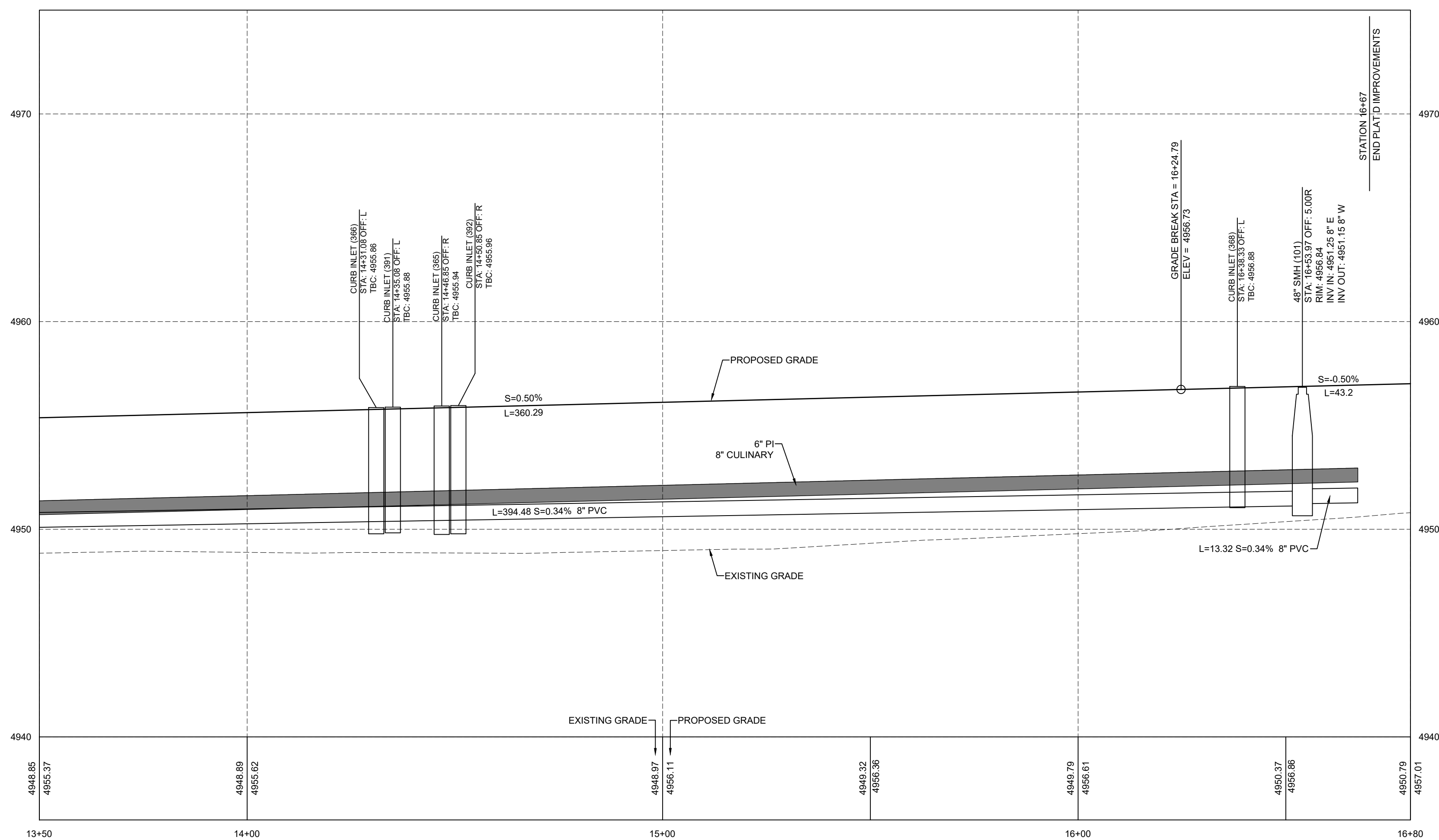
**HIDDEN SPRING DRIVE PROFILE**

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

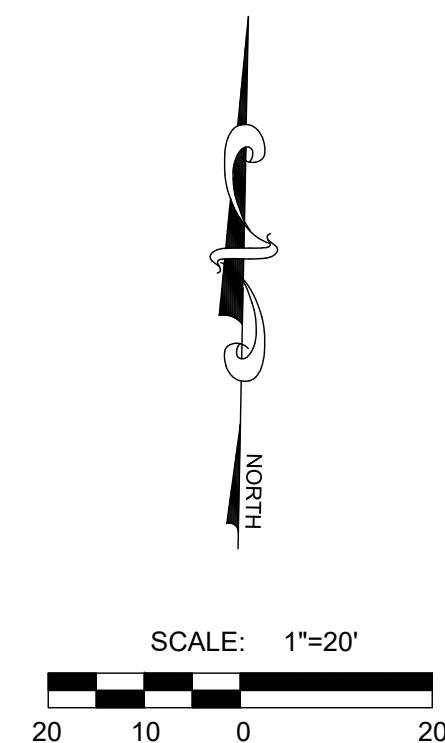


**HIDDEN SPRING DRIVE PLAN VIEW**  
CENTER LINE OMITTED FOR CLARITY

R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
366, 391	4954.20
365, 392	4954.27
368	4955.21



### HIDDEN SPRING DRIVE PROFILE



REVISIONS	
1	-
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NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

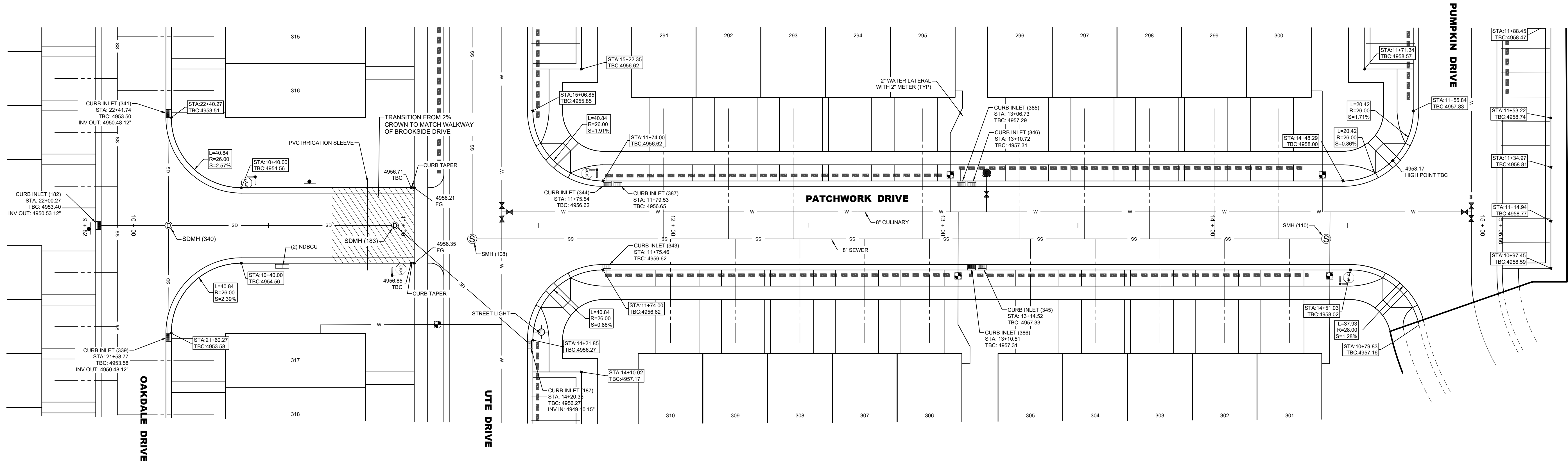
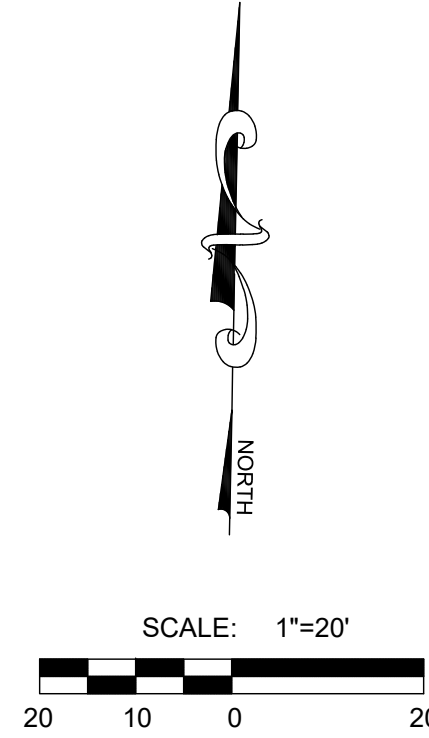
NOT FOR  
CONSTRUCTION

**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH  
**PATCHWORK DRIVE PLAN & PROFILE**

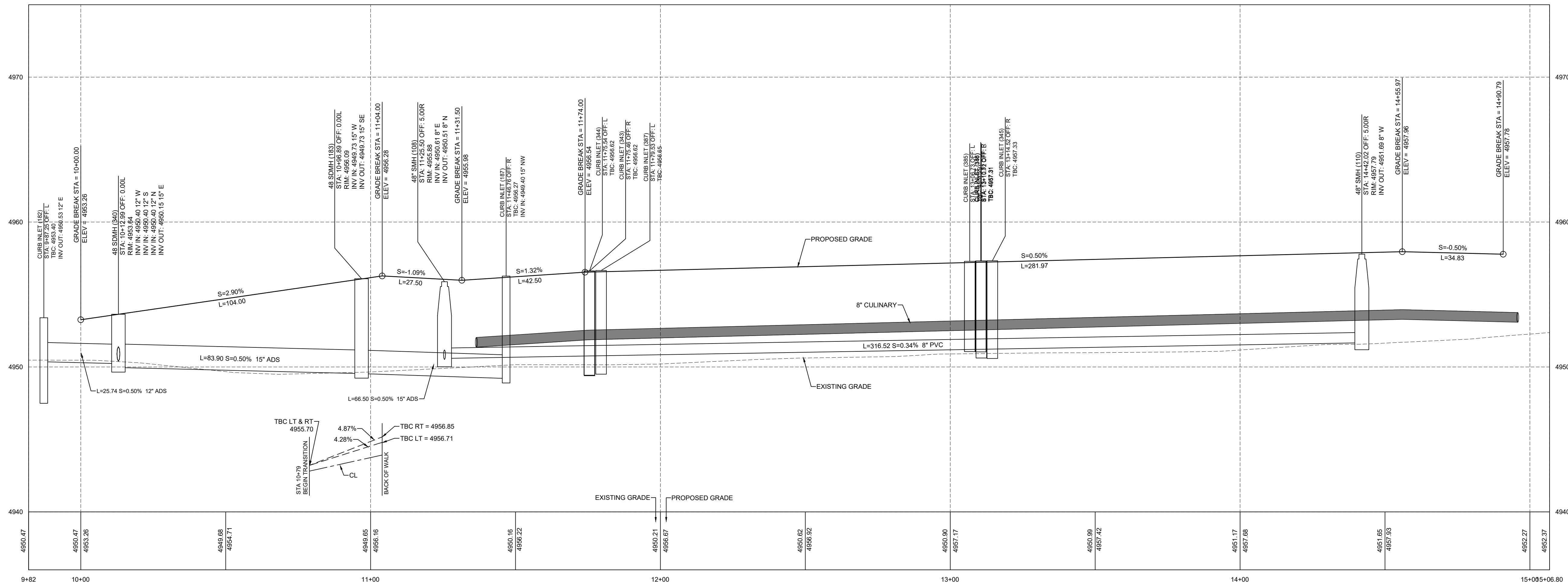
REVISIONS	
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LEI PROJECT #:  
**2019-0081**  
DRAWN BY:  
**RWH**  
DESIGNED BY:  
**BCT**  
SCALE:  
**1"=20'**  
DATE:  
**03/08/2021**

SHEET  
**409**

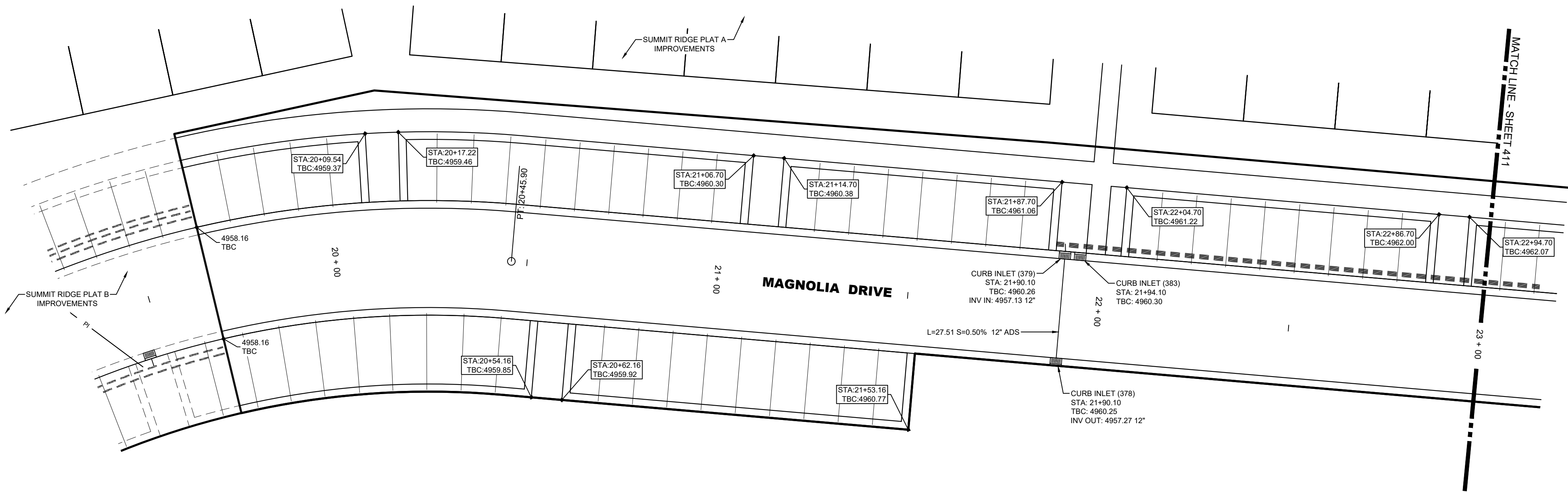


R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
343, 344, 387	4954.95
345, 346, 385, 386	4955.64

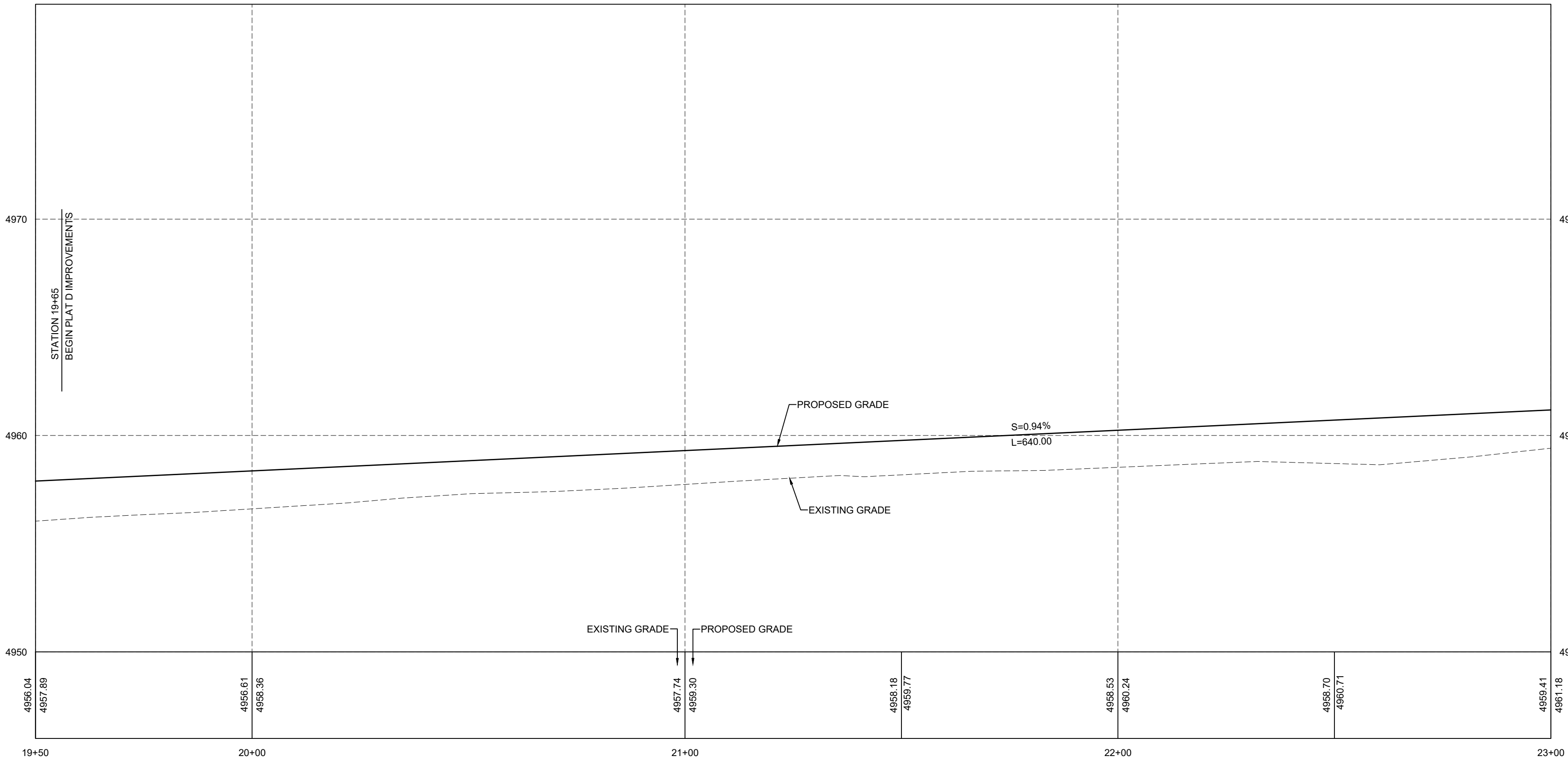


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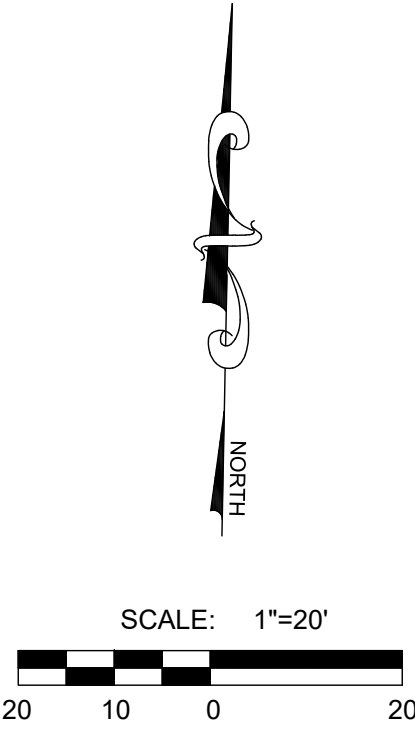
R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
378, 379, 383	4958.58



MAGNOLIA DRIVE PLAN VIEW  
CENTER LINE OMITTED FOR CLARITY



MAGNOLIA DRIVE PROFILE



NOT FOR  
CONSTRUCTION

**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH  
**MAGNOLIA DRIVE 19+65 TO 23+00 PLAN & PROFILE**

REVISIONS	
1 -	
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LEI PROJECT #:	2019-0081
DRAWN BY:	RWH
DESIGNED BY:	BCT
SCALE:	1"=20'
DATE:	03/08/2021

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.



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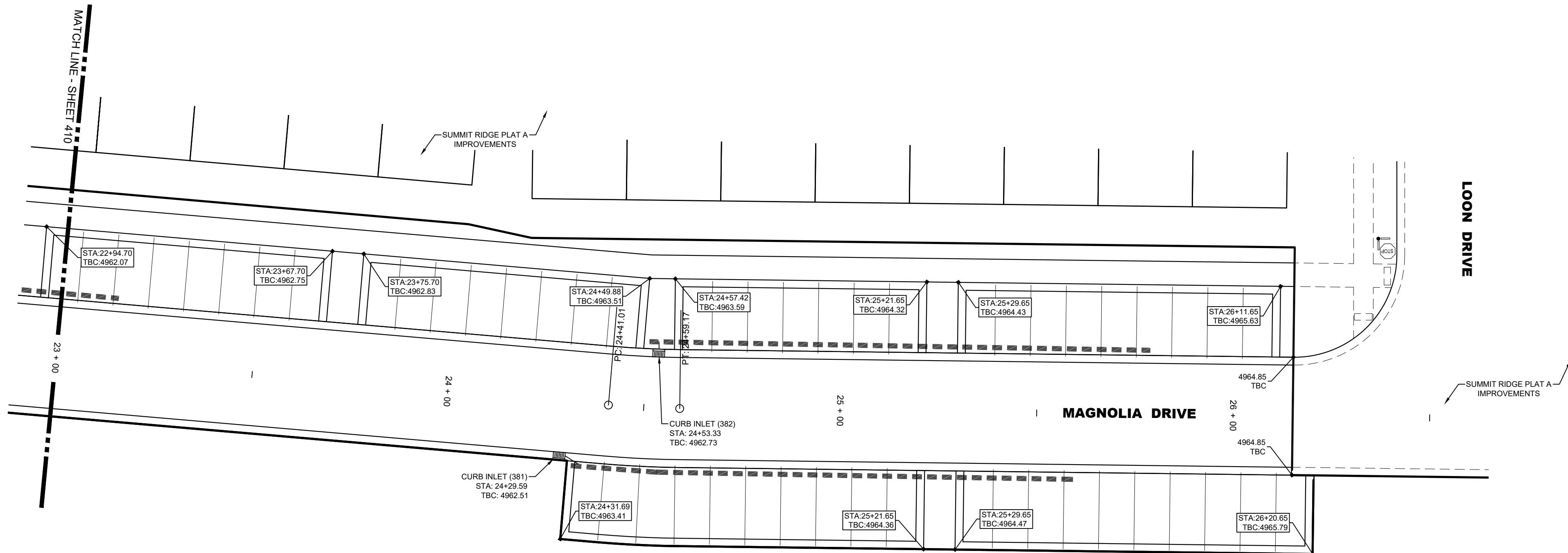
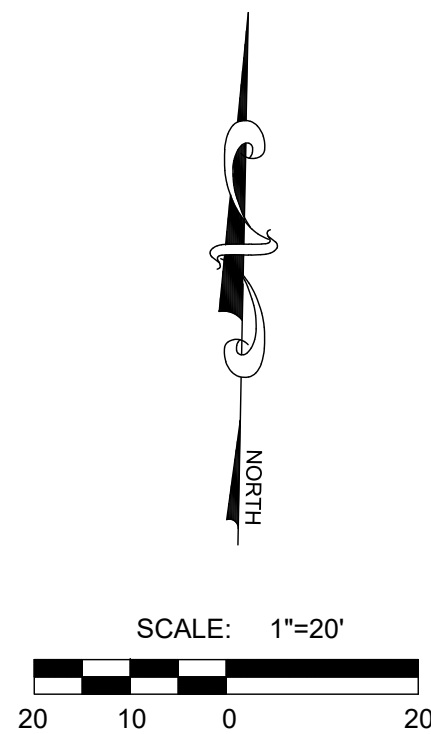
NOT FOR  
CONSTRUCTION

SUMMIT RIDGE TOWNS - PLAT D  
SANTAQUIN, UTAH COUNTY, UTAH  
MAGNOLIA DRIVE 23+00 TO 26+15 PLAN & PROFILE

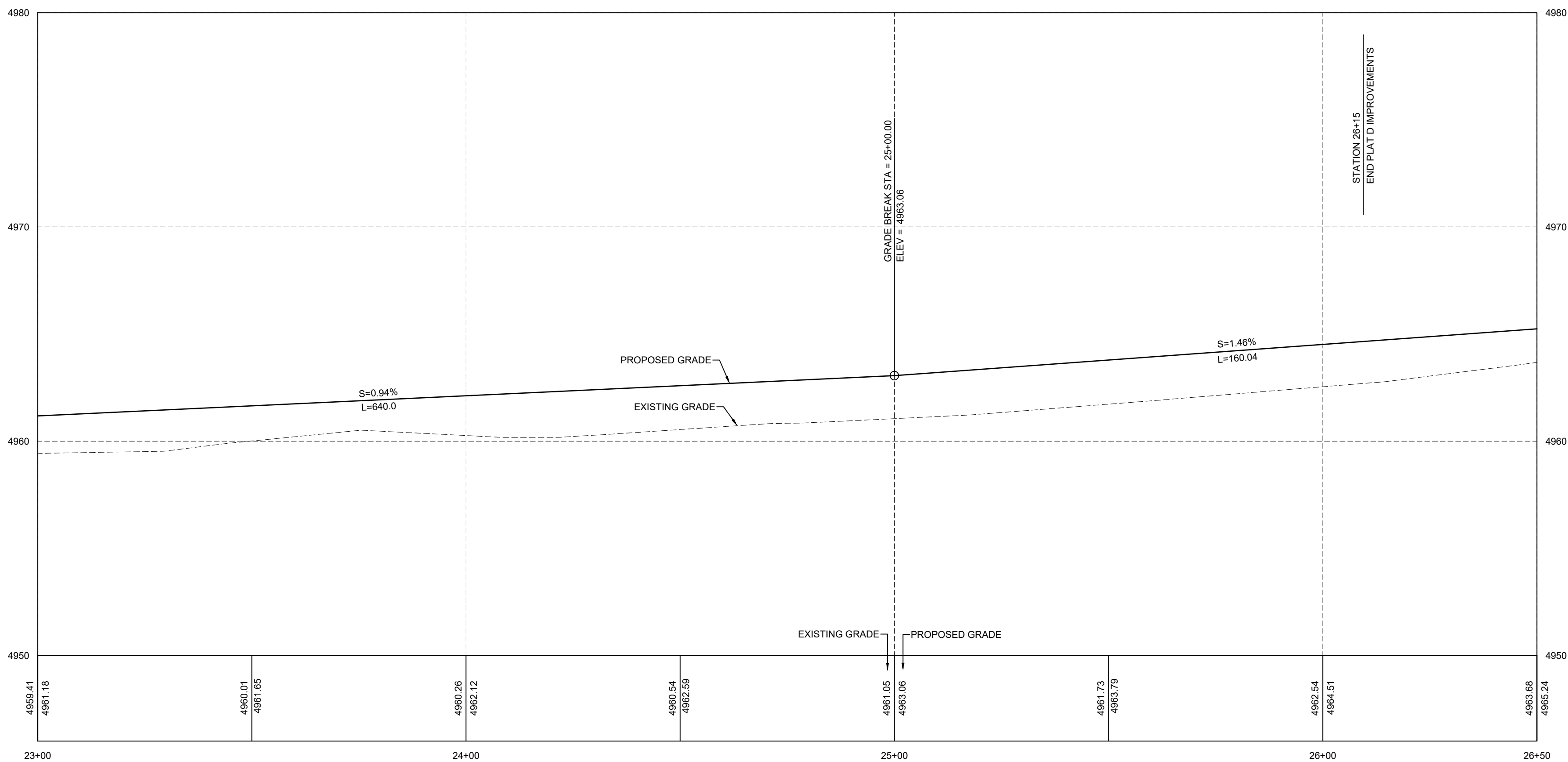
REVISIONS	
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LEI PROJECT #:  
**2019-0081**  
DRAWN BY:  
**RWH**  
DESIGNED BY:  
**BCT**  
SCALE:  
**1"=20'**  
DATE:  
**03/08/2021**

SHEET  
**411**



MAGNOLIA DRIVE PLAN VIEW  
CENTER LINE OMITTED FOR CLARITY



MAGNOLIA DRIVE PROFILE

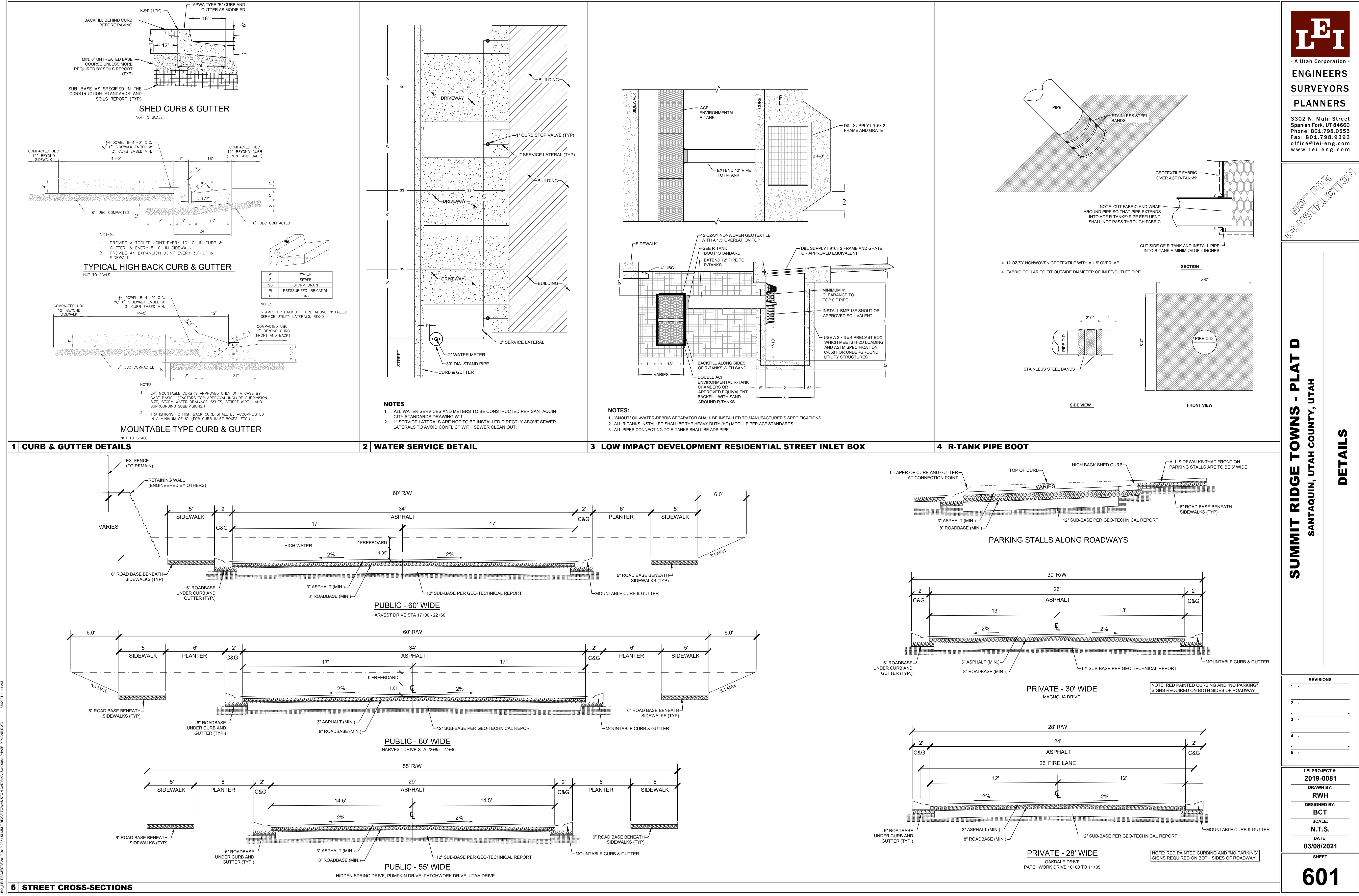
NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
381	4960.84
382	4961.06

NOT FOR  
CONSTRUCTION

**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH

**DETAILS**



REVISIONS
1 -
2 -
3 -
4 -
5 -
6 -

LEI PROJECT #:  
**2019-0081**  
DRAWN BY:  
**RWH**  
DESIGNED BY:  
**BCT**  
SCALE:  
**N.T.S.**  
DATE:  
**03/08/2021**